

**AGENDA
LITTLE FERRY PLANNING/ZONING BOARD
JUNE 16, 2010
MEETING START 7:30 P.M.**

MEETING START:

CALL TO ORDER-FLAG SALUTE:

OPENING STATEMENT:

This is a regularly scheduled meeting of the Planning/Zoning Board of the Borough of Little Ferry, New Jersey and notice has been provided pursuant to the Open Public Meeting Act by mailing notices to the Bergen Record, Star Ledger and the Press Journal, by posting notice in the Municipal Building and by filing a copy of such notice with the Borough Clerk of the Borough of Little Ferry. The notice contained the date, time and place of such meeting.

ROLL CALL:

APPROVAL OF MINUTES:

APPROVAL OF DENIAL OF RESOLUTIONS:

CORRESPONDENCE:

Date: 6/1/10. From: AECOM, Re: Route 46 over Hackensack River Environmental Permit Document Transmittal. (Clerk holding file).

Date: 6/3/10. From: PB. Re: Application to NJDEP for Treatment Works Approval Route 46 & Little Ferry Circle.

APPROVAL OF RESOLUTIONS:

Property Owner: D & L Enterprises 2010-5-1-P-9
Applicant: Earl Park
2-10 Main Street
Block 24, Lot 1
Informal Site Plan Application: Vacant. Wholesale store, fixtures, assembly & delivery.

Property Owner: Mr. Joseph Manente 2010-5-2-Z-10
86 Union Avenue
Block 66, Lot 2
Zoning Application: 2nd floor addition/Renovations.

Property Owner: Santi, David
7 Elizabeth Court
Block 67.01, Lot 15
Zoning Application: Install a 16' x 24' above-ground pool.

2010-5-3-Z-11

APPLICANTS:

Property Owner: Hlavaty, Michael
Applicant: Galas, Edward
85 Columbus Ave
Block 92, Lot 17.03
Zoning Application: Expanded pavers around pool and walkway without permits.
Received letter to adjourn to the April 14, 2010 meeting.
Carried to July 14, 2010.

2009-12-3-Z-24

Property Owner: Mr. & Mrs. Pasqua
28 Lamker Court
Block 106.03, Lot 2
Zoning Application: Variances for pool and pool house.
**APPLICANT FILED AN APPLICATION WITH THE DEP. WAITING FOR DEP
RESPONSE.

2010-2-1-Z-1

Property Owner: Little Ferry Associates, LLC.
Applicant: Value Fair
260 Bergen Tpk.
Block 5.01, Lot 2
Informal Site Plan: Retail Dept. Store. Indoor shopping marketplace, merchandise
categories sold by individual retailers.
Needs denial letter and come in as a use varinance.

2010-4-2-P-8

Property Owner: Baires, Oscar & Alma
66 Paroubek Street
Block 38, Lot 2
Zoning Application. Construct new duplex.

2010-6-1-Z-12

ADJOURNMENT:

**MINUTES
LITTLE FERRY PLANNING/ZONING BOARD
JUNE 16, 2010
MEETING START 7:30 P.M.**

MEETING CANCELLED DUE TO LACK OF BUSINESS

MEETING START:

CALL TO ORDER-FLAG SALUTE:

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APPROVAL OF RESOLUTIONS:

Property Owner: D & L Enterprises

2010-5-1-P-9

Applicant: Earl Park

2-10 Main Street

Block 24, Lot 1

Informal Site Plan Application: Vacant. Wholesale store, fixtures, assembly & delivery.

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86 Union Avenue
Block 66, Lot 2
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APPLICANTS:

Property Owner: Hlavaty, Michael 2009-12-3-Z-24
Applicant: Galas, Edward
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Block 92, Lot 17.03
Zoning Application: Expanded pavers around pool and walkway without permits.
Received letter to adjourn to the April 14, 2010 meeting.
Carried to July 14, 2010.

Property Owner: Mr. & Mrs. Pasqua 2010-2-1-Z-1
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Block 106.03, Lot 2
Zoning Application: Variances for pool and pool house.
**APPLICANT FILED AN APPLICATION WITH THE DEP. WAITING FOR DEP
RESPONSE.

Property Owner: Little Ferry Associates, LLC. 2010-4-2-P-8
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260 Bergen Tpk.
Block 5.01, Lot 2
Informal Site Plan: Retail Dept. Store. Indoor shopping marketplace, merchandise
categories sold by individual retailers.
Needs denial letter and come in as a use varinance.

Property Owner: Baires, Oscar & Alma 2010-6-1-Z-12
66 Paroubek Street
Block 38, Lot 2
Zoning Application. Construct new duplex.
Applicant did not file their notice in time with the Record newspaper.

ADJOURNMENT:

**BOROUGH OF LITTLE FERRY
INTER-OFFICE MEMO
BUILDING DEPARTMENT
PLANNING/ZONING BOARD
PROPERTY MAINTENANCE DEPARTMENT
201-641-2942
Fax 201-641-7487
Email s-gerber@littleferrynj.org**

TO: Planning/Zoning Board Members

FROM: Susan Gerber, Board Clerk

DATE: Wednesday, June 30, 2010

RE: Agenda, July 14, 2010

C:

Please be advised that you have a Special Meeting scheduled for Thursday, July 8, 2010 starting at 7:00 pm for the Zoning Code revisions.

Also, you have a regularly scheduled meeting for Wednesday, July 14, 2010 starting at 7:30 pm.

Enclosed is a copy of the Informal Site Plan Application. All other applications have been provided to you in the past. Refer to your folders for your copies.

All other correspondence has been sent to you via email.

I will not be in attendance at the July 14, 2010 meeting as I will be on vacation.

I spoke to the Borough Administrator and requested a substitute clerk in my absence. As per his instructions, our budget is very tight for this year and we cannot pay for any additional fees.

**AGENDA
LITTLE FERRY PLANNING/ZONING BOARD
SPECIAL MEETING
JULY 8, 2010
MEETING START 7:00 P.M.**

MEETING START:

CALL TO ORDER-FLAG SALUTE:

OPENING STATEMENT:

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ROLL CALL:

CORRESPONDENCE:

Resolution in support of the grant application for Indian Lake Park, includes extending the walkway, drainage improvements at playground, solar lights and four (4) additional fountains.

HEARING OF NEW CASES/APPLICANTS:

Discussion on Zoning Code revisions

Discussion on Escrow for Professionals

Discussion on the Repeal of Ordinance No. 1277-09-09.

ADJOURNMENT:

**MINUTES
LITTLE FERRY PLANNING/ZONING BOARD
SPECIAL MEETING
JULY 8, 2010
MEETING START 7:00 P.M.**

MEETING START: 7:25 PM

CALL TO ORDER-FLAG SALUTE:

OPENING STATEMENT:

This is a Special scheduled meeting of the Planning/Zoning Board of the Borough of Little Ferry, New Jersey and notice has been provided pursuant to the Open Public Meeting Act by mailing notices to the Bergen Record, Star Ledger and the Press Journal, by posting notice in the Municipal Building and by filing a copy of such notice with the Borough Clerk of the Borough of Little Ferry. The notice contained the date, time and place of such meeting.

ROLL CALL:

Members Present:

James Cirillo
Ronald Anzalone
AJ Joshi
Alan Soojian
Joseph Olivelli
James Avillo

Members Absent:

Richard Bolan
Steven Gerard
Anthony DiBlasio
William Lenihan
George Carrion
Anthony Pasqua

Also Present:

Brian T. Giblin, Board Attorney
Susan Gerber, Board Clerk

CORRESPONDENCE:

Resolution in support of the grant application for Indian Lake Park, includes extending the walkway, drainage improvements at playground, solar lights and four (4) additional fountains.

HEARING OF NEW CASES/APPLICANTS:

Discussion on Zoning Code revisions: Mr. Giblin recommends increasing the fees based upon his discussion with other towns. He did not see the fees to be out of the ordinary. Brian stated that this will conclude our review of the revisions. Chairman Olivelli opened questions to the general public. No one approached. Closed to the public. Chairman Olivelli entertained a motion to accept the fees. Mr. Cirillo motioned to accept the fees, second by Mr. Anzalone. Roll Call: Mr. Anzalone, yes-Mr. Soojian, yes-Mr. Joshi, yes-Mr. Cirillo, yes-Mr. Avillo, yes-Chairman Olivelli, yes.

Discussion on Escrow for Professionals. Mr. Giblin stated that right now we do not have an escrow fee schedule for the board professionals such as the engineer and planner. He also spoke with both the Borough Engineer and Planner on the matter and they recommended that the Borough collect a certain amount of money to be deposited into escrow for them to get paid. The board felt that the fees were reasonable.

Discussion on the Repeal of Ordinance No. 1277-09-09. Mr. Giblin stated that you have an ordinance repealing an Ordinance No. 1277-09-09 as part of the law suit with the builders remedy. The Mayor & Council has passed an ordinance an overlay zone which permitted increased densities along the Riverfront in order to satisfy our affordable housing. The Mayor & Council chose to do that by using the entire Riverfront so including Nickel's property even though the judge said specifically that we couldn't rely on Nickel's property to meet our COAH obligation. The Mayor & council did rezone the entirety of the Riverfront. The ordinance was then challenged by Mr. Nuckel and by other property owners. There have been several conferences in court since then and the Mayor & Council have now decided that they are going to repeal that ordinance that was passed and they are now going to implement another ordinance that will not contain Mr. Nuckel's property. Only the properties to the south. That way we would get rid of at least one of the challenges to the ordinance. You have in front of you an ordinance repealing the entire Riverfront Zone that was passed. At the next Mayor & Council meeting they will hopefully introduce another ordinance that will satisfy ~~or~~ COA H obligations. The overlay zone is to keep the original zoning and this is something that you add on top of that. The alternative to what was permitted previously. This is also by the way the repeal which is pursuant to a court order. They have the blessings of the court master. We are essentially complying with what the court wants us to do. The judge said that they have to provide a zone to satisfy our Mount Laurel relief. The court said you cannot rely on Mr. Nuckel's property because Mr. Nuckel said he is not going to build affordable housing. Mr. Nuckel said he can't build it in 8 stories. The council looked at it and went up to 14 stories. Mr. Nuckel's property was included in the overlay zone even though the court wouldn't give us credit for it. They kept him in the zone

anyway. Since Mr. Nuckel stated he is not going to build affordable housing and you cannot rely on it. Chairman Olivelli opened questions to the public. No one approached. Closed to the general public. Chairman Olivelli entertained a motion to advise the Mayor & Council that they find the repealing of this ordinance consistent with the Master Plan. Mr. Cirillo entertained a motion to approve the notification to the Mayor & Council of the repealing of Ordinance No. 1277-09-09, second by Mr. Joshi. Roll Call: Mr. Cirillo, yes-Mr. Joshi, yes-Mr. Anzalone, yes-Mr. Avillo, yes-Chairman Olivelli, yes.

Chairman Olivelli stated that the Board had a car dealership who gave them grief for the number of vehicles that were permitted on his property. This applicant changed his business name and has a new sign. Mr. Olivelli stated that he counted about 30 vehicles on the lot and his resolution states he is permitted 14 vehicles. Mr. Olivelli suggested having Mr. Bolan do an on-site inspection and investigate this matter.

Chairman Olivelli stated that he lives behind the VFW and a company was parking their school vehicles in their parking lot. The VFW has since rejected them from their lot. They then moved to the Lukoil located on Route 46. The Building Inspector had them remove the vehicles. They are now parking these vehicles in the Value Fair parking lot. Chairman Olivelli stated that he spoke with Mr. Bolan and the vehicles have to be removed by Monday. He advised the board members if they see any vehicles parked there to give him a call.

Mr. Cirillo stated that next to the auto glass business on Route 46 & Bergen Turnpike is Jacks Auto. He has numerous unregistered vehicles stacked, the vehicles are not registered and it looks horrendous. He would like Mr. Bolan to go and do an on-site inspection to investigate.

Mr. Avillo questioned if the burned building of Heaven is A Spa on Route 46 West should be torn down. He suggests having Mr. Bolan go and do an on-site inspection to see if it is unsafe and have it demolished.

Mr. Olivelli stated to have Mr. Bolan go and do an on-site inspection at the old Atlas Plastics building and see if this building is also unsafe.

Mr. Anzalone stated they the property owners need to do something with these buildings or remove them.

Chairman Olivelli opened questions to the general public. No one approached. Closed to the public.

ADJOURNMENT: 7:45 PM

**MINUTES
LITTLE FERRY PLANNING/ZONING BOARD
JULY 14, 2010
MEETING START 7:30 P.M.**

MEETING START: 7:30 PM

CALL TO ORDER-FLAG SALUTE:

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ROLL CALL:

Members Present: Richard Bolan
 James Cirillo
 Steven Gerard
 Ronald Anzalone
 Anthony DiBlasio
 George Carrion
 Alan Soojian
 Joseph Olivelli

Members Absent: AJ Joshi
 William Lenihan
 Anthony Pasqua
 James Avillo

Also Present: Attorney, Brian T. Giblin
 Clerk, Absent-James Cirillo as Clerk

APPROVAL OF MINUTES:

APPROVAL OF DENIAL OF RESOLUTIONS:

CORRESPONDENCE:

Date: June, 2010. From: State of NJ DEP, Re: CVS Flood Hazard area permit.

Date: June 16, 2010. From: Job & Job Engineering. Re: 38 Maiden Lane.

Date: June 16, 2010. From: Job & Job Engineering. Re: 85 Columbus Ave.

Date: June 16, 2010. From: Job & Job Engineering. Re: 85 Columbus Ave.

Date: June 24, 2010. From: Job & Job Engineering. Re: Camille Estates, Redneck Ave.

Date: June 24, 2010. From: Job & Job Engineering. Re: Camille Estates, Redneck Ave.

Date: June 28, 2010. From: Job & Job Engineering. Re: 38 Maiden Lane.

Date: June 30, 2010. From: Job & Job Engineering. Re: Pasqua, 28 Lamker Court.

Date: June 30, 2010. From: Job & Job Engineering. Re: 38 Maiden Lane.

*******Board members: The Planning/Zoning Board recommendation to the Mayor & Council for approval of the Green Acres Grant Application for Indian Lake Park which includes extending the walkway, drainage improvements at playground, solar lights and four (4) additional fountains.**

APPROVAL OF RESOLUTIONS:

Property Owner: D & L Enterprises
Applicant: Earl Park
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7 Elizabeth Court
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Zoning Application: Install a 16' x 24' above-ground pool.

2010-5-3-Z-11

APPLICANTS:

Property Owner: Hlavaty, Michael
Applicant: Galas, Edward
85 Columbus Ave
Block 92, Lot 17.03

2009-12-3-Z-24

Zoning Application: Expanded pavers around pool and walkway without permits. McCann on behalf of the applicant. They have exchanged some communication with himself and the engineer Mr. Job. At the present time the applicant is not desired to proceed any longer with the application and does realize that he has exceeded the limits of the pavers that he installed. He is willing to remove those pavers and restore the property to its original condition. Mr. Bolan stated that there seems to be some discrepancy from Mr. Jobs report. Mr. Cirillo stated he recused himself and is just the secretary this evening. No other paving has been completed, however the applicant had already exceeded the limit of what the permit was for and he will remove all of the paving stones which exceeded the limit in his original application and restore the property to its original condition. Mr. McCann discussed Mr. Jobs report. Mr. Bolan stated that the new survey will reflect what was there in 2007 plus the addition of the walkway. Mr. McCann stated that is correct. Chairman Olivelli questioned the improvements around the perimeter of the pool. Mr. McCann stated that they would be removed and no grading of the property was done. It's the same as when his client purchased the property and the same as in 1993. Mr. Cirillo stated that there were no brick pavers only the 3' around the pool with a partial area because the pool is an L shape so the left-handed L shape had a little more cement around it for a patio table and a few chairs. The grading went from the pool edging where it had the concrete and then it sloped by the front of the property where the front of the pool is by the diving board it was almost level and then where the drain is in the back it could have been a 2 ½ foot slope. It is not in the same condition now. Mr. McCann stated that they would restore the slope to the condition that it was. He has agreed to do all the changes and will submit a new as built survey when the job is complete. Mr. Cirillo stated that the shed was there when he purchased it 1999. Mr. Hlavaty stated he did not know he needed a permit for the screening. Chairman Olivelli opened questions to the general public. No one approached. Closed to the public. Mr. Giblin: your client is going to restore the property to the condition of the 2007 survey with the addition of pavers that were permitted and any additional work that did not need variances and they will also provide an as built survey to the Borough Engineer for comparison. Mr. Giblin stated to continue the application to the next meeting scheduled for August 18th and September 15th.

Property Owner: Baires, Oscar & Alma
66 Paroubek Street
Block 38, Lot 2

2010-6-1-Z-12

Zoning Application. Construct new duplex.

Mrs. Baires was sworn in. They plan to build a new house. They are going to knock down this house down. Mr. Oscar Alnoate was sworn in. They lived here for 14 years and it's a nice place to live and do not want to leave town. They need more space. Ms. (inaudible) stated that her two children are sharing a room and they believe it would be

better and they like Little Ferry and participate in a lot of activities and want to continue to go to school here. Mr. Tony Perides was sworn in as the architect. They have no intention of leaving Little Ferry and came up with a duplex. The up and down works out better. There are 4 items that are preexisting conditions. There was discussion on the variances. They are proposing a 3 story house. There would be no basement. There was discussion on impervious coverage. Each side of the house would have a two-car garage, with a full bathroom, a small office; all utilities would be accessible from the garage, a play area in the back with sliding door accessible to the back yard. They do not want to see the play room turned into a kitchen. The first floor is an open living room, dining room, a small powder room, a large kitchen, a raised wooden deck off the back with sliding doors, the elevation of the deck is 9 feet. There would be central air. The compressors would be in the rear yard under the deck. Mr. Bolan stated that they should check if they are in the flood zone. It's an undersized lot and a very big house. It seems to be oversized for him. He is concerned with the possibility of an illegal apartment in the basement. The applicant liked this plan better. Mr. Bolan suggested removing the bathtub in the basement. Mr. Perides stated ok. Mr. DiBlasio stated the house is big for the neighborhood. Mr. Perides showed pictures of houses in the area. Mr. Perides felt that their house is not a detriment to the area. Mr. Bolan spoke on the flood zone and height possibilities. His suggestion is to check it out and come back next month and reducing the size. Mr. DiBlasio questioned the height of the houses in the area and it seems that the house is too big for the area. He mentioned the bay windows that encroach even more onto their neighbors. Mr. Perides stated that they would change it if need be. Mr. DiBlasio stated that they have more research to do being in the flood plain and may have to redesign the house. Mr. Gerard asked if they had flood issues in the existing house. Mrs. Baires stated yes they do. They have two pumps in the basement and they do get water down there. Mr. Alnoate stated the back yard also gets a lot of water. Mr. Gerard stated that these issues need to be addressed. Mr. Anzalone (speaking as a resident) questioned the base elevation and asked if they took everything out of the basement like a big garage. Mr. Bolan stated a garage is recognized as not subject to the elevation requirements but it would be ridiculous to have a 50' deep garage if it were all open space. It makes more sense to have a crawl space that could never be converted as to compared to an 8-9' basement. Mr. Anzalone stated to pull the windows in on the side. They do not want to go any higher than what the other houses are now. Mr. Carrion stated to check the flood issues in terms of elevations. Mr. Soojian questioned the reason for a bath downstairs. Mr. Perides stated for when they are outside and if they are dirty they could wash them so they don't go through the rest of the house. Chairman Olivelli stated that they need to go back to the drawing board and shrink the building. Play with the roof line, moving the windows, alleviating the playroom, bathroom and office, change the elevation and the plans are going to need to go to the Borough Engineer for drainage calculations. Mr. Perides stated that he needs to find out what the flood elevation is. Chairman Olivelli stated that the next meeting is August 18th, September 15th & 22nd.

Mr. Giblin stated that his notice is carried.

Property Owner: ARR Realty 152, LLC.

2010-7-1-P-13

Applicant: SDA Holdings, LLC.

152 Washington Ave.

Block 81, Lot 29

Informal Site Plan Application: Sale of Business only. Bar & Restaurant, Amusements, entertainment.

Mr. Frank Migliorino, Esq. on behalf of the applicant. This is a simple application. Just basically a change in code construction. He is buying into the corporation. No change whatsoever, no signage change, no building change, just a change in tenancy in the fact that you have a new corporation. He is basically buying into the liquor license. It's a neighborhood orientated place. Scott (last name inaudible) was sworn in. Anthony Riotto is the current owner now and is looking for a partner. He is going to be a business ownership. They do serve food now. Mr. Anzalone stated that he gets a lot of complaints from the neighbors with the noise especially at 2 or 3 am and to please do something about it. Mr. Carrion asked if the smoking was done in the front of the building and if the smoking can be moved. Mr. Soojian stated that the ash trays are at the side door. They suggested moving it to the rear of the building. Mr. Soojian questioned the paving. Scott stated it was to be done this week but it hasn't been done yet. Chairman Olivelli stated that the one thing that may help with the smoking is to not have chairs outside in the front or on the side. Mr. Cirillo stated to have the motorcycles move off the sidewalk and grassy area. Mr. Anzalone stated that he received complaints of burning rubber in the parking lot. Mr. Bolan stated that he did not see a permit application for repaving the lot or a striping plan. Scott stated that he would contact Anthony. Chairman Olivelli opened questions to the general public. No one approached. Closed to the public. Chairman Olivelli entertained a motion to accept or deny the application. Motion to approve was made by Mr. DiBlasio, second by Mr. Gerard. Roll Call: Mr. Bolan, yes-Mr. Anzalone, yes-Mr. Cirillo, yes-Mr. Gerard, yes-Mr. Soojian, yes-Mr. DiBlasio, yes-Mr. Carrion, yes-Chairman Olivelli, yes.

Chairman Olivelli stated that he would like to talk about the attendance of one of our members. This member has also missed 14 meetings for 2009 and all of 2010 meetings. He spoke to the Mayor about this matter and he checked with the by-laws. The by-laws state if a member misses 4 consecutive meetings that they could recall his resignation through the Mayor, a copy of the dates that he has missed, a vote from the board and then the Mayor could act accordingly.

Mr. Anzalone stated that everyone makes a conscious effort to be here month after month and to contribute and volunteer their time into the Borough and he feels it is important that we have a membership that shows up. If there is someone that is missing meeting after meeting it's not a good thing. He feels that we should move along with this. Mr. Carrion stated it does affect the board's regular attendance. Mr. Soojian stated no comment. Mr. Cirillo stated his comment falls with Ron and the only bad thing is that they are his neighbors and the board comes first. Mr. Bolan stated that he always lets Joe or the clerk know of his absence and the attendance record speaks for itself. This member has already decided that he does not want to participate and we just formalize the opinion that he is off. Mr. Soojian stated we need someone that is going to be here.

Chairman Olivelli agreed. Mr. DiBlasio stated that at times it may be strained but you make the most of it especially when you are coaching. You need to get someone who is going to be here. Mr. Gerard stated that you are preventing someone that could contribute and could be here from being here because that person is still listed as a board member. Chairman Olivelli entertained a motion to advise the Mayor & Council to have this person removed from the board. Mr. DiBlasio motioned to have the member declared removed from the board by the governing body, second by Mr. Gerard. Roll Call: Mr. Bolan, yes-Mr. Cirillo, abstained-Mr. Gerard, yes-Mr. Anzalone, yes-Mr. DiBlasio, yes-Mr. Carrion, yes-Mr. Soojian, abstained-Chairman Olivelli, yes.

Mr. Gerard questioned if we still needed to be concerned with the Mt. Laurel. Chairman Olivelli stated we still do. Mr. Giblin stated that nothing has happened yet. So far there is no legislation passed that we could rely on. COAH is an outgrowth of a law suit that was decided in favor of ---the Supreme Court determined that it was a constitutional right to have housing. So it isn't that the government created this program and can now take it away the court said you have to do this. Either there is going to be a COAH or we are going to go back to the time where the courts decided how many units we had to. Somebody is going to do it. Until they abolish it we have to continue with where we are going. We are in a law suit that will make us compliant. There is going to be a new zoning ordinance for the riverfront area that is going to bring us in compliance with COAH.

Mr. DiBlasio questioned if the Trobiano property on Route 46 was running a recycling yard. Mr. Bolan stated he didn't think they were doing anything in there.

Mr. Carrion asked if the building could have done something to advise the applicant that they have flood issues. It wastes the client's time and the board's time. The other issue is Value Fair they have everything sectioned off all the way in the back. Mr. Cirillo asked about the signs on the wall facing the lake. Chairman Olivelli asked about the parked vehicles. Mr. Bolan stated they were sent a violation. Chairman Olivelli stated that they are also parking 32 school vehicles on the lot. Mr. Bolan stated that Lukoil has a contract to repair some of them. Chairman Olivelli stated that where Rosies Diner used to be there is a repair place there with 10 to 15 cars with no plates on them. Mr. Bolan stated that he didn't think he was selling cars. Mr. Bolan stated he would look at it again. Chairman Olivelli stated that the car dealership that requested 14 cars has now changed the name of the business. Mr. Bolan asked if the resolution become binding on the current owner. Mr. Giblin stated yes. Mr. Bolan stated that if he is still the owner of the property and the license is still in his name. Mr. Giblin stated to check the name that is on the license.

Mr. Anzalone stated he spoke with Mr. Holley in Fire Prevention and he is starting to enforce the fire zones with the striping. Mr. Bolan stated that William Rudolph was advised to have a fire lane and Rudolph was going to comply but then it was to be striped. Rudolph wanted to get a paving permit to pave the roadway areas and if he paved those areas he would have needed site plan approval. Mr. Bolan stated that we are probably going to wind up with a court challenge.

Mr. Anzalone asked about the Atlas Plastics building if we could push them on it. Mr. Bolan stated he secured the area and has satisfied the requirement.

Mr. DiBlasio questioned if anyone heard anything on CVS. Mr. Bolan stated that he heard they were coming back without the subdivision. CVS has applied for another flood plain application. Mr. Anzalone stated he heard that they want to take out the drive through window and subdivision.

Mr. Bolan stated we do not have an ordinance in place to make the building that has been damaged in a fire and after a certain amount of time to restore it so it looks as though it's aesthetically pleasing.

They also had discussion on the old heaven is a spa building.

Chairman Olivelli entertained a motion to open questions to the general public. No one approached. Closed to the public.

ADJOURNMENT:

**AGENDA
LITTLE FERRY PLANNING/ZONING BOARD
AUGUST 18, 2010
MEETING START 7:30 P.M.**

MEETING START:

CALL TO ORDER-FLAG SALUTE:

OPENING STATEMENT:

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ROLL CALL:

APPROVAL OF MINUTES: July 14, 2010.

APPROVAL OF DENIAL OF RESOLUTIONS:

CORRESPONDENCE:

*******Board members: The Planning/Zoning Board recommendation to the Mayor & Council for approval of the Green Acres Grant Application for Indian Lake Park which includes extending the walkway, drainage improvements at playground, solar lights and four (4) additional fountains.**

APPROVAL OF RESOLUTIONS:

Property Owner: D & L Enterprises 2010-5-1-P-9
Applicant: Earl Park
2-10 Main Street
Block 24, Lot 1
Informal Site Plan Application: Vacant. Wholesale store, fixtures, assembly & delivery.

Property Owner: Mr. Joseph Manente 2010-5-2-Z-10
86 Union Avenue
Block 66, Lot 2
Zoning Application: 2nd floor addition/Renovations.

Property Owner: Santi, David
7 Elizabeth Court
Block 67.01, Lot 15
Zoning Application: Install a 16' x 24' above-ground pool.

2010-5-3-Z-11

Property Owner: ARR Realty 152, LLC.
Applicant: SDA Holdings, LLC.
152 Washington Ave.
Block 81, Lot 29
Informal Site Plan Application: Sale of Business only. Bar & Restaurant, Amusements, entertainment.

2010-7-1-P-13

APPLICANTS:

Property Owner: Hlavaty, Michael
Applicant: Galas, Edward
85 Columbus Ave
Block 92, Lot 17.03
Zoning Application: Expanded pavers around pool and walkway without permits.
Mr. Giblin stated to continue the application to the next meeting scheduled for August 18th or September 15th.

2009-12-3-Z-24

Property Owner: Baires, Oscar & Alma
66 Paroubek Street
Block 38, Lot 2
Zoning Application. Construct new duplex.
Mr. Giblin stated to continue the application to the next meeting scheduled for August 18th, or September 15th & 22nd. Mr. Giblin stated that his notice would be carried.

2010-6-1-Z-12

Property Owner: Anahid Tashjian
Applicant: Michael Anthony
198 Main Street
Block 17, Lot 10
Informal Site Plan Application: Prior Use-Accounting Office. Intended Use-Personal training & therapeutic massage.

2010-8-1-P-14

Property Owner: Sun Yi Management, LLC.
Applicant: ENT International, LLC.
45 N. Washington Avenue
Block 44, Lot 4
Informal Site Plan Application: Prior Use-Vacant Bar-Restaurant, Office, rental apartment & karaoke. Intended Use-Entertainment, bar & apartment.

2010-8-2-P-15

Property Owner: Ohare, Rita

2010-8-3-Z-16

99 Route 46 East

Block 20.01, Lot 1

Zoning Application: Current Use-Sale of used vehicles. Intended Use-Sale of used vehicles, DOT taking-road widening.

Property Owner: Yeong & Jackie, LLC.

2010-8-4-Z-17

Applicant: T-Mobile Northeast, LLC.

220 Route 46 West

Block 13, Lot 19

Zoning Application: Current Use-Office & Wireless. Intended Use-Add T-Mobile wireless communications facility to the existing building.

ADJOURNMENT:

**MINUTES
LITTLE FERRY PLANNING/ZONING BOARD
AUGUST 18, 2010
MEETING START 7:30 P.M.**

MEETING START:

CALL TO ORDER-FLAG SALUTE:

OPENING STATEMENT:

This is a regularly scheduled meeting of the Planning/Zoning Board of the Borough of Little Ferry, New Jersey and notice has been provided pursuant to the Open Public Meeting Act by mailing notices to the Bergen Record, Star Ledger and the Press Journal, by posting notice in the Municipal Building and by filing a copy of such notice with the Borough Clerk of the Borough of Little Ferry. The notice contained the date, time and place of such meeting.

ROLL CALL:

Members Present:

James Cirillo
Steven Gerard
Anthony DiBlasio
William Lenihan
George Carrion
Alan Soojian
James Avillo
AJ Joshi

Members Absent:

Richard Bolan
Ronald Anzalone
Anthony Pasqua
Joseph Olivelli
Susan Gerber, Board Clerk

Also Present:

Brian T. Giblin, Board Attorney

APPROVAL OF MINUTES: July 14, 2010. Vice-Chairman Cirillo entertained a motion to approve the minutes as written. Motion to approve the minutes as written was made by Mr. DiBlasio, Second by Mr. Lenihan. All Ayes.

APPROVAL OF DENIAL OF RESOLUTIONS:

CORRESPONDENCE:

*******Board members: Planning/Zoning Board recommendation to the Mayor & Council for approval of the Green Acres Grant Application for Indian Lake Park which includes extending the walkway, drainage improvements at playground, solar lights and four (4) additional fountains.**

Motion was made by Mr. Lenihan to advise the Mayor & Council that the Green Acres conforms to the local plans and to proceed with the 2010 Green Acres Grant Application, second by made by Mr. DiBlasio. All Ayes.

APPROVAL OF RESOLUTIONS:

Property Owner: D & L Enterprises
Applicant: Earl Park
2-10 Main Street
Block 24, Lot 1

2010-5-1-P-9

Informal Site Plan Application: Vacant. Wholesale store, fixtures, assembly & delivery. Vice-Chairman Cirillo entertained a motion to approve or deny the resolution. Motion to approve the resolution was made by Mr. DiBlasio, second by Mr. Lenihan. Roll Call: Mr. Avillo, yes-Mr. DiBlasio, yes-Mr. Lenihan, yes-Mr. Carrion, yes-Vice-Chairman Cirillo, yes.

Property Owner: Mr. Joseph Manente
86 Union Avenue
Block 66, Lot 2

2010-5-2-Z-10

Zoning Application: 2nd floor addition/Renovations. Vice-Chairman Cirillo entertained a motion to approve or deny the resolution. Motion to approve the resolution was made by Mr. Cirillo, second by Mr. Lenihan. Roll Call: Mr. DiBlasio, yes-Mr. Lenihan, yes-Mr. Carrion, yes-Vice-Chairman Cirillo, yes.

Property Owner: Santi, David
7 Elizabeth Court
Block 67.01, Lot 15

2010-5-3-Z-11

Zoning Application: Install a 16' x 24' above-ground pool. Vice-Chairman Cirillo entertained a motion to approve or deny the resolution. Motion to approve the resolution was made by Mr. Cirillo, second by Mr. Lenihan. Roll Call: Mr. DiBlasio, yes-Mr. Lenihan, yes-Mr. Carrion, yes-Vice-Chairman Cirillo, yes.

Property Owner: ARR Realty 152, LLC.

2010-7-1-P-13

Applicant: SDA Holdings, LLC.

152 Washington Ave.

Block 81, Lot 29

Informal Site Plan Application: Sale of Business only. Bar & Restaurant, Amusements, entertainment.

Vice-Chairman Cirillo entertained a motion to approve or deny the resolution. Motion to approve the resolution was made by Mr. Gerard, second by Mr. DiBlasio. Roll Call: Mr. Gerard, yes-Mr. Soojian, yes-Mr. DiBlasio, yes-Mr. Carrion, yes-Vice-Chairman Cirillo, yes.

APPLICANTS:

Property Owner: Hlavaty, Michael

2009-12-3-Z-24

Applicant: Galas, Edward

85 Columbus Ave

Block 92, Lot 17.03

Zoning Application: Expanded pavers around pool and walkway without permits.

Mr. Giblin stated to continue the application to the next meeting scheduled for August 18th or September 15th.

Property Owner: Baires, Oscar & Alma

2010-6-1-Z-12

66 Paroubek Street

Block 38, Lot 2

Zoning Application. Renovation/Addition.

New Plans were submitted. Mr. Tony Parides remained under oath. They decided not to rebuild and keep the existing house the way it is. They are going to add an addition to each floor towards the back. Each floor would become a living room, dining room, kitchen, 3 bedrooms, with two bathrooms, basement. They are staying within most of the setbacks. They would like to knock down the existing garage and would like to attach it to the house. They did hire a surveyor for the flood information. The base flood elevation is 9' and their first floor is 11 ½ '. They would keep the existing basement as storage. Central air would be added with the two condensers in the rear yard. The basement would have the hot water boiler, etc. Discussion on parking, placement on the condensers, second floor deck, height, pavers. Vice-Chairman Cirillo entertained a motion to open questions to the general public. No one approached. Closed to the general public. Vice-Chairman Cirillo entertained a motion to approve or deny the application. Motion to approve the application was made by Mr. DiBlasio, second by Mr. Soojian. Roll Call: Vice-Chairman Cirillo, yes-Mr. Gerard, yes-Mr. Soojian, yes-Mr. DiBlasio, yes-Mr. Carrion, yes.

Property Owner: Anahid Tashjian
Applicant: Michael Anthony
198 Main Street
Block 17, Lot 10

2010-8-1-P-14

Informal Site Plan Application: Prior Use-Accounting Office. Intended Use-Personal training & therapeutic massage.

Attorney Tom Quirico on behalf of Michael Anthony. They are here to open a business as a personal trainer and therapeutic massage; this is for mostly sports injuries. He is licensed and certified. The sketch provides the parking. There would maybe be one or two people at a time in the building. There is also street parking. Mr. Avillo asked if they would serve the residents as well. There is no garage. Mr. Carrion asked if there would be any changes to the inside. Mr. Quirico stated no. Mr. Joshi asked if there would be massages. Mr. Quirico stated it would be used for sport injuries. Steven asked hours of operation. Mr. Anthony was sworn in. He stated 6am to 8pm, 5 days a week. Saturday and Sunday from 8am to 3pm. Mr. Lenihan questioned the parking and lighting. Mr. Anthony stated that the lighting is good and would add more. Vice-Chairman Cirillo opened questions to the general public. No one approached. Closed to the public. Vice-Chairman Cirillo entertained a motion to approve or deny the application. Motion to approve was made by Mr. Lenihan, second by Mr. DiBlasio. Roll Call: Mr. Cirillo, yes-Mr. Gerard, yes-Mr. Joshi, yes-Mr. Soojian, yes-Mr. Avillo, yes-Mr. DiBlasio, yes-Mr. Lenihan, yes-Mr. Carrion, yes.

Property Owner: Sun Yi Management, LLC.
Applicant: ENT International, LLC.
45 N. Washington Avenue
Block 44, Lot 4

2010-8-2-P-15

Informal Site Plan Application: Prior Use-Vacant Bar-Restaurant, Office, rental apartment & karaoke. Intended Use-Entertainment, bar & apartment.

Mr. Frank Migliorino attorney on behalf of the applicant. They are renting and a change of tenancy. It was a bar for a long period of time. It had live entertainment, bands, DJ's. It has been vacant for a long period of time. Karaoke is very familiar with the Korean culture. Mr. Matthew Park was sworn in. Mr.? was sworn in. Their plans are to clean up, lighting for the parking lot, pave and stripe the parking lot, 26 parking spaces, and 3 employees. Many of his customers will come by taxi service. His hours of operation will be 8pm to 10 pm. 7 days a week. Interior demolition. There would be fruit, appetizers. They are trying to make this more attractive, a thriving business. Mr. DiBlasio questioned the individual rooms. Mr.? stated that it is a family entertainment. Each room and outer wall would be soundproof. Mr. DiBlasio asked if the liquor license was being transferred or it's a bring your own? Mr. Migliorino stated that they are waiting for a liquor license from the Police Dept. Mr. Gerard asked where would the people wait if the rooms were full. They could call for reservations. Mr. Lenihan questioned the outside lighting and excess parking. Mr. Migliorino stated that they spoke to the swagger family for extra parking. Mr. Avillo stated that the plans were not sealed, he only sees 21 parking spots on the plans, it shows staff of 10 on the plans, and the second floor has an apt. Mr. Avillo was concerned with the parking on the corner. Mr. Carrion asked if the taxi waits or comes back. Mr.? stated that they come back. Mr. Carrion asked about

sprinklers? Mr.? stated that they are not required. Mr. Soojian was concerned with the amount of seating and parking. There would be no other entertainment besides karaoke. Mr. Joshi questioned how the alcohol would be served. Mr. Migliorino stated you could buy at the bar or buy individual drinks. Mr.? stated there would be waiters. No cooking done on premises only appetizers. Would there be on site security? Mr. Migliorino stated they did not think of that. It's a family place. No camera surveillance would be in any rooms. Mr. Joshi asked if we could obtain a police report from Palisades Park. Mr. Migliorino stated this business is not like hooting and hollering, it's not problematic. The house would be tenant occupied/residential use. Mr. Migliorino stated it would remain the same. Mr. Joshi asked about the maximum number of people of 92? Mr. DiBlasio stated that the Fire Official would make the determination on the maximum number of people allowed. Mr. DiBlasio questioned the smoking area? Mr.? stated he would have a designated area in the rear of the building. The second floor would be used as an office, no alcohol consumption, no karaoke, the small apartment on the side would be left as an apartment. Submit to the Building Department a more accurate plan for the layout of the parking. Vice-Chairman Cirillo opened questions to the general public. No one approached. Closed to the public. Vice-Chairman Cirillo entertained a motion to approve or deny the application. Motion to approve the application was made by Mr. Lenihan, second by Mr. DiBlasio. Stipulations are: No live entertainment in the building, no entertainment or alcohol on the 2nd floor it is only to be used as an office. They will add lighting in the parking lot; signage pole will remain, pave and stripe the parking lot, designated smoking area to rear of building with canisters, the fence would be replaced, landscape and parking lot layout to the building department, and a copy of sealed plans. Roll Call: Mr. Soojian recused himself as his business is within 200'. Mr. Carrion-yes, Mr. Lenihan, yes-Mr. DiBlasio, yes-Mr. Avillo, yes-Mr. Joshi, No-Mr. Gerard, yes-Vice-Chairman Cirillo, yes.

Property Owner: Ohare, Rita
99 Route 46 East
Block 20.01, Lot 1

2010-8-3-Z-16

Zoning Application: Current Use-Sale of used vehicles. Intended Use-Sale of used vehicles, DOT taking-road widening.

Jerome Vogel on behalf of the applicant. This application is a result of the improvements to Route 46. There is no change in the use of this property, there is a taking and widening of Route 46, a taking of 966 sq. ft., no change in the site itself, the building was approved in 1983 by the board of adjustments and remains, parking remains the same, access remains the same, drainage remains the same, the only reason they are here is confirming the fact that there has been a change to the site by the widening of the road. There is no impact on this property or its use or any impact on any other property. This is in the BH Zone. Mr. Matthew Fox was sworn in. He is the engineer and prepared the site plan for the applicant. The only change that occurred is within the right of way. A new concrete sidewalk, storm drain improvements, a trench drain, some piping, landscaping, curb line. The deed has already been conveyed. This is an application for a matter of process. He discussed the variances. Mr. Giblin questioned the striping. He stated that you could have two rows of parking for used car facility for parking but then you need a row and then you could have parking after that. It appears with the 3 spaces

they would violate the ordinance. If they could be relocated on the site, you really don't need them there. Mr. Vogel stated it was the opportunity to use the spaces. Mr. Giblin stated the fire code has changed and the board can not approve where they are located right now. Mr. Vogel stated if you are inclined to approve the application he would have no objection to the subject to the relocation of the 3 spots and would not be a problem. The board members had no questions. Vice-Chairman Cirillo opened questions to the general public. No one approached. Closed to the public. Vice-Chairman Cirillo entertained a motion to approve or deny the application. Motion to approve the application was made by Mr. Soojian, second by Mr. Gerard with the stipulation of the 3 parking spaces being relocated. Roll Call: Mr. Carrion, yes-Mr. Lenihan, yes-Mr. DiBlasio, yes-Mr. Soojian, yes-Mr. Joshi, yes-Mr. Gerard, yes-Vice-Chairman Cirillo, yes.

Property Owner: Yeong & Jackie, LLC.

2010-8-4-Z-17

Applicant: T-Mobile Northeast, LLC.

220 Route 46 West

Block 13, Lot 19

Zoning Application: Current Use-Office & Wireless. Intended Use-Add T-Mobile wireless communications facility to the existing building.

Attorney's name was not noted on the tape. T-Mobile is intending to place antennas on the roof with a small shed on the property which is existing, it's a conditional use in the zone, and they are seeking conditional use and site plan approval. Six antennas are proposed. Mr. Frank Colasura architect was sworn in. The property is 1200 sq ft. A three story building, he discussed the frontage, property line, there are currently two wireless carriers on the property, placement of equipment, front elevation, height of antennas, its monitored 7 days a week, 24 hours a day by a silent alarm. Discussion on the cable. Vice-Chairman Cirillo opened questions to the board members. Mr. Lenihan questioned the color of the antennas that exist now. Mr. Colasura stated some are brown. He stated that they could match the color or blend them in as best they could. Mr. DiBlasio questioned the amount of carriers. Mr. Colasura stated it is not uncommon to have this many carriers. Vice-Chairman Cirillo opened questions to the general public. No one approached. Closed to the general public. Daniel Penesso was sworn in as the radio frequency engineer. He discussed the FCC and supplying coverage in the area and surrounding towns, on air sites, area available sties, height requirements, coverage areas to be gained from this site, radio frequency interference. Vice-Chairman Cirillo opened questions to the board, opened questions to the public, no one approached. Closed to the public. David Collins was sworn in as the FCC compliance expert. He discussed the review of the plans, levels of inputs, combined results, below federal limits. Vice-Chairman Cirillo opened questions to the board members and to the general public. No one approached. Closed to the public. Katherine Gregory was sworn in as the planner. She discussed the Little Ferry Code, meeting the standards, compliant to the codes, the visual impact, and color of antennas, view of intersection, existing conditions, antenna height, and color of antennas, proposed simulations showing dark and light colors of the antenna. Mr. Lenihan stated to go with the natural color. Vice-Chairman opened questions to the general public. No one approached. Closed to the public. Vice-Chairman entertained a motion to approve or deny the application. Motion to approve

the application was made by Mr. Lenihan, second by Mr. Soojian, Roll Call: Mr. Carrion, yes-Mr. Lenihan, yes-Mr. DiBlasio, yes-Mr. Soojian, yes-Mr. Joshi, yes-Mr. Gerard, yes-Vice-Chairman Cirillo, yes.

ADJOURNMENT: All Ayes.

**AGENDA
LITTLE FERRY PLANNING/ZONING BOARD
SEPTEMBER 15, 2010
MEETING START 7:30 P.M.**

MEETING START:

CALL TO ORDER-FLAG SALUTE:

OPENING STATEMENT:

This is a regularly scheduled meeting of the Planning/Zoning Board of the Borough of Little Ferry, New Jersey and notice has been provided pursuant to the Open Public Meeting Act by mailing notices to the Bergen Record, Star Ledger and the Press Journal, by posting notice in the Municipal Building and by filing a copy of such notice with the Borough Clerk of the Borough of Little Ferry. The notice contained the date, time and place of such meeting.

ROLL CALL:

APPROVAL OF MINUTES: August 18, 2010.

APPROVAL OF DENIAL OF RESOLUTIONS:

CORRESPONDENCE:

Date: August 23, 2010. From: Job & Job Engineering. Re: 24 Main Street. (Sent by email to board members).

APPROVAL OF RESOLUTIONS:

Property Owner: Baires, Oscar & Alma 2010-6-1-Z-12
66 Paroubek Street
Block 38, Lot 2
Zoning Application. Renovation/Addition.

Property Owner: Anahid Tashjian 2010-8-1-P-14
Applicant: Michael Anthony
198 Main Street
Block 17, Lot 10
Informal Site Plan Application: Prior Use-Accounting Office. Intended Use-Personal training & therapeutic massage.

Property Owner: Sun Yi Management, LLC. 2010-8-2-P-15
Applicant: ENT International, LLC.
45 N. Washington Avenue
Block 44, Lot 4
Informal Site Plan Application: Prior Use-Vacant Bar-Restaurant, Office, rental
apartment & karaoke. Intended Use-Entertainment, bar & apartment.

Property Owner: Ohare, Rita 2010-8-3-Z-16
99 Route 46 East
Block 20.01, Lot 1
Zoning Application: Current Use-Sale of used vehicles. Intended Use-Sale of used
vehicles, DOT taking-road widening.

Property Owner: Yeong & Jackie, LLC. 2010-8-4-Z-17
Applicant: T-Mobile Northeast, LLC.
220 Route 46 West
Block 13, Lot 19
Zoning Application: Current Use-Office & Wireless. Intended Use-Add T-Mobile
wireless communications facility to the existing building.

APPLICANTS:

Property Owner: Hlavaty, Michael 2009-12-3-Z-24
Applicant: Galas, Edward
85 Columbus Ave
Block 92, Lot 17.03
Zoning Application: Expanded pavers around pool and walkway without permits.
Chairman Olivelli approved the adjournment to the October 20th meeting..

Property Owner: D & L Enterprises 2010-9-1-P-18
Applicant: Kyu Lee
2-10 Main Street
Block 24, Lot 1
Informal Site Plan Application: Use space to build small electric signs.

Property Owner: Cheuk, Kai (Allan) 2010-9-2-P-18
Applicant: Yun Quin Chen (Yummy Yummy Chinese Restaurant)
45 Liberty Street
Block 76, Lot 3
Informal Site Plan Application: To use as a Chinese Restaurant/New Business Owner.

ADJOURNMENT:

**MINUTES
LITTLE FERRY PLANNING/ZONING BOARD
SEPTEMBER 15, 2010
MEETING START 7:30 P.M.**

MEETING START: 7:30 PM.

CALL TO ORDER-FLAG SALUTE:

OPENING STATEMENT:

This is a regularly scheduled meeting of the Planning/Zoning Board of the Borough of Little Ferry, New Jersey and notice has been provided pursuant to the Open Public Meeting Act by mailing notices to the Bergen Record, Star Ledger and the Press Journal, by posting notice in the Municipal Building and by filing a copy of such notice with the Borough Clerk of the Borough of Little Ferry. The notice contained the date, time and place of such meeting.

ROLL CALL:

Members Present: Richard Bolan
 Vice-Chairman James Cirillo
 Steven Gerard
 Ronald Anzalone
 Anthony DiBlasio
 William Lenihan
 George Carrion
 Alan Soojian
 James Avillo

Members Absent: AJ Joshi
 Joseph Olivelli

APPROVAL OF MINUTES: August 18, 2010. Vice-Chairman Cirillo entertained a motion to accept the minutes as written for August 18, 2010. Motion to approve minutes as written was made by Mr. Gerard, second by Mr. Lenihan. All Ayes.

APPROVAL OF DENIAL OF RESOLUTIONS:

CORRESPONDENCE:

Date: August 23, 2010. From: Job & Job Engineering. Re: 24 Main Street. (Sent by email to board members).

APPROVAL OF RESOLUTIONS:

Property Owner: Baires, Oscar & Alma
66 Paroubek Street
Block 38, Lot 2
Zoning Application. Renovation/Addition. 2010-6-1-Z-12

Property Owner: Anahid Tashjian
Applicant: Michael Anthony
198 Main Street
Block 17, Lot 10
Informal Site Plan Application: Prior Use-Accounting Office. Intended Use-Personal training & therapeutic massage. 2010-8-1-P-14

Property Owner: Sun Yi Management, LLC.
Applicant: ENT International, LLC.
45 N. Washington Avenue
Block 44, Lot 4
Informal Site Plan Application: Prior Use-Vacant Bar-Restaurant, Office, rental apartment & karaoke. Intended Use-Entertainment, bar & apartment. 2010-8-2-P-15

Property Owner: Ohare, Rita
99 Route 46 East
Block 20.01, Lot 1
Zoning Application: Current Use-Sale of used vehicles. Intended Use-Sale of used vehicles, DOT taking-road widening. 2010-8-3-Z-16

Property Owner: Yeong & Jackie, LLC.
Applicant: T-Mobile Northeast, LLC.
220 Route 46 West
Block 13, Lot 19
Zoning Application: Current Use-Office & Wireless. Intended Use-Add T-Mobile wireless communications facility to the existing building. 2010-8-4-Z-17

ALL RESOLUTIONS MOVED TO OCTOBER 13, 2010.

APPLICANTS:

Property Owner: Hlavaty, Michael
Applicant: Galas, Edward
85 Columbus Ave
Block 92, Lot 17.03
Zoning Application: Expanded pavers around pool and walkway without permits.
Chairman Olivelli approved the adjournment to the October 20th meeting. 2009-12-3-Z-24

Property Owner: D & L Enterprises

2010-9-1-P-18

Applicant: Kyu Lee

2-10 Main Street

Block 24, Lot 1

Informal Site Plan Application: Use space to build small electric signs.

Mr. Mark Lee was sworn in. He would like to assemble signs at the facility. They are small box and vinyl signs. He will make awning signs and lettering. He has trucks and two employees besides himself. No painting, silk screening or storage of flammables at the facility. He will operate 9:00 am to 6:00 Monday to Friday. He will use small hand tools. He has a parking lot at the facility. He gets the frame and puts the lettering on the canvas. He will assemble the electrical kits. He has a machine in Palisades Park that cuts the vinyl. He will occupy the whole building. No neon signs and he will not be open to the public. He will have a lease with the landlord. No welding on site. No work on weekends. Will not work with magnesium. Vice-Chairman Cirillo opened questions to the general public. Mr. Arnold DiMasi, property owner stated that that the building occupies two tenants. One side is vacant and he will occupy the side closer to the Post Office by the bay doors. No one else approached. Closed to the public. Vice-Chairman Cirillo entertained a motion to approve or deny the application. Motion to approve the application was made by Mr. Lenihan, second by Mr. Gerard. Roll Call: Mr. Bolan, yes-Mr. Anzalone, yes-Mr. Gerard, yes-Mr. Soojian, yes-Mr. Avillo, yes-Mr. DiBlasio, yes-Mr. Lenihan, yes-Mr. Carrion, yes-Vice-Chairman Cirillo, yes.

Property Owner: Cheuk, Kai (Allan)

2010-9-2-P-19

Applicant: Yun Quin Chen (Yummy Yummy Chinese Restaurant)

45 Liberty Street

Block 76, Lot 3

Informal Site Plan Application: To use as a Chinese Restaurant/New Business Owner.

Attorney Dennis Francis on behalf of the applicant. This application was here a few months ago and Mr. Pan was to be the tenant and ran into problems with the landlord and the building has been inspected by all jurisdictions and approved. The application is the same as several months ago. There was a CO issued and they have decided to come back to the board. It will remain the same company Yummy Yummy Restaurant. Mr. Yonz Z. Wu was sworn in. He has been there for 3 months, he changed everything. He is going to the Health Dept. next week. He will have 3 employees. He has the signs up. He wants to open up in a few days. He will be open 7 days a week from 10:30 am to 10:00 pm. Saturday & Sunday 12:00 pm to 10:00 pm. He has a total of 10 parking spots. It is eat in and take out. Ms. Chen was the original business owner and Mr. Wu is a new partner with Ms. Chen. Mr. Lenihan asked to have some plantings put around the building. The weeds must be cleaned out from the rocks in the front. The back parking lot must be cleaned from the weeds along the fence and rear of building. Mr. Bolan questioned the grease trap. The oil company comes to pick up the oil. He also has a grease trap inside and separates the grease so it doesn't get into the sanitary sewer. Outside he has drums that store the old grease from the fryer. He also has an enclosed dumpster. He needs to have a hazmat container put under the drums to contain the oil from spilling out onto the property. Vice-Chairman Cirillo opened questions to the general public. No one approached. Closed to the public. Vice-Chairman Cirillo

entertained a motion to approve or deny the application. Motion to approve the application was made by Mr. Lenihan, second by Mr. Bolan. Roll Call: Mr. Bolan, yes-Mr. Anzalone, yes-Mr. Gerard, yes-Mr. Soojian, yes-Mr. Avillo, yes-Mr. DiBlasio, yes-Mr. Lenihan, yes-Mr. Carrion, yes-Vice-Chairman Cirillo, yes.

Mr. Lenihan stated that the Chairman is ill. Vice-Chairman Cirillo stated that Joe has a heart condition and was out of state for some major surgery and came back to NJ yesterday and had to go to the hospital tonight so we must keep him in our prayers and hope he will get well soon.

ADJOURNMENT: 7:55 pm.

AGENDA
LITTLE FERRY PLANNING/ZONING BOARD
SEPTEMBER 22, 2010
MEETING START 7:30 P.M.

MEETING START: MEETING CANCELLED DUE TO LACK OF BUSINESS.

CALL TO ORDER-FLAG SALUTE:

OPENING STATEMENT:

This is a regularly scheduled meeting of the Planning/Zoning Board of the Borough of Little Ferry, New Jersey and notice has been provided pursuant to the Open Public Meeting Act by mailing notices to the Bergen Record, Star Ledger and the Press Journal, by posting notice in the Municipal Building and by filing a copy of such notice with the Borough Clerk of the Borough of Little Ferry. The notice contained the date, time and place of such meeting.

ROLL CALL:

APPROVAL OF MINUTES:

APPROVAL OF DENIAL OF RESOLUTIONS:

CORRESPONDENCE:

APPROVAL OF RESOLUTIONS:

Property Owner: Baires, Oscar & Alma
66 Paroubek Street
Block 38, Lot 2
Zoning Application. Renovation/Addition.

2010-6-1-Z-12

Property Owner: Anahid Tashjian
Applicant: Michael Anthony
198 Main Street
Block 17, Lot 10

2010-8-1-P-14

Informal Site Plan Application: Prior Use-Accounting Office. Intended Use-Personal training & therapeutic massage.

Property Owner: Sun Yi Management, LLC. 2010-8-2-P-15
Applicant: ENT International, LLC.
45 N. Washington Avenue
Block 44, Lot 4
Informal Site Plan Application: Prior Use-Vacant Bar-Restaurant, Office, rental
apartment & karaoke. Intended Use-Entertainment, bar & apartment.

Property Owner: Ohare, Rita 2010-8-3-Z-16
99 Route 46 East
Block 20.01, Lot 1
Zoning Application: Current Use-Sale of used vehicles. Intended Use-Sale of used
vehicles, DOT taking-road widening.

Property Owner: Yeong & Jackie, LLC. 2010-8-4-Z-17
Applicant: T-Mobile Northeast, LLC.
220 Route 46 West
Block 13, Lot 19
Zoning Application: Current Use-Office & Wireless. Intended Use-Add T-Mobile
wireless communications facility to the existing building.

Property Owner: D & L Enterprises 2010-9-1-P-18
Applicant: Kyu Lee
2-10 Main Street
Block 24, Lot 1
Informal Site Plan Application: Use space to build small electric signs.

Property Owner: Cheuk, Kai (Allan) 2010-9-2-P-18
Applicant: Yun Quin Chen (Yummy Yummy Chinese Restaurant)
45 Liberty Street
Block 76, Lot 3
Informal Site Plan Application: To use as a Chinese Restaurant/New Business Owner.

APPLICANTS:

Property Owner: Hlavaty, Michael 2009-12-3-Z-24
Applicant: Galas, Edward
85 Columbus Ave
Block 92, Lot 17.03
Zoning Application: Expanded pavers around pool and walkway without permits.
Chairman Olivelli approved the adjournment to the October 20th meeting..

ADJOURNMENT:

**AGENDA
LITTLE FERRY PLANNING/ZONING BOARD
OCTOBER 13, 2010
MEETING START 7:30 P.M.**

MEETING START: MEETING CANCELLED DUE TO LACK OF BUSINESS.

CALL TO ORDER-FLAG SALUTE:

OPENING STATEMENT:

This is a regularly scheduled meeting of the Planning/Zoning Board of the Borough of Little Ferry, New Jersey and notice has been provided pursuant to the Open Public Meeting Act by mailing notices to the Bergen Record, Star Ledger and the Press Journal, by posting notice in the Municipal Building and by filing a copy of such notice with the Borough Clerk of the Borough of Little Ferry. The notice contained the date, time and place of such meeting.

ROLL CALL:

APPROVAL OF MINUTES: September 15, 2010.

APPROVAL OF DENIAL OF RESOLUTIONS:

CORRESPONDENCE:

Date: September 13, 2010. From: NJAPZA. Re: Annual Luncheon & Education Meeting to be held on Wednesday, November 17, 2010 during State League of Municipalities Conference.

Date: September 22, 2010. From: Brian T. Giblin. Re: Reexamination of Master Plan.

APPROVAL OF RESOLUTIONS:

Property Owner: Baires, Oscar & Alma 2010-6-1-Z-12
66 Paroubek Street
Block 38, Lot 2
Zoning Application. Renovation/Addition.

Property Owner: Anahid Tashjian 2010-8-1-P-14
Applicant: Michael Anthony
198 Main Street
Block 17, Lot 10
Informal Site Plan Application: Prior Use-Accounting Office. Intended Use-Personal training & therapeutic massage.

Property Owner: Sun Yi Management, LLC. 2010-8-2-P-15
Applicant: ENT International, LLC.
45 N. Washington Avenue
Block 44, Lot 4
Informal Site Plan Application: Prior Use-Vacant Bar-Restaurant, Office, rental
apartment & karaoke. Intended Use-Entertainment, bar & apartment.

Property Owner: Ohare, Rita 2010-8-3-Z-16
99 Route 46 East
Block 20.01, Lot 1
Zoning Application: Current Use-Sale of used vehicles. Intended Use-Sale of used
vehicles, DOT taking-road widening.

Property Owner: Yeong & Jackie, LLC. 2010-8-4-Z-17
Applicant: T-Mobile Northeast, LLC.
220 Route 46 West
Block 13, Lot 19
Zoning Application: Current Use-Office & Wireless. Intended Use-Add T-Mobile
wireless communications facility to the existing building.

Property Owner: D & L Enterprises 2010-9-1-P-18
Applicant: Kyu Lee
2-10 Main Street
Block 24, Lot 1
Informal Site Plan Application: Use space to build small electric signs.

Property Owner: Cheuk, Kai (Allan) 2010-9-2-P-19
Applicant: Yun Quin Chen (Yummy Yummy Chinese Restaurant)
45 Liberty Street
Block 76, Lot 3
Informal Site Plan Application: To use as a Chinese Restaurant/New Business Owner.

APPLICANTS:

Property Owner: Hlavaty, Michael 2009-12-3-Z-24
Applicant: Galas, Edward
85 Columbus Ave
Block 92, Lot 17.03
Zoning Application: Expanded pavers around pool and walkway without permits.
Chairman Olivelli approved the adjournment to the October 20th meeting.

ADJOURNMENT:

NOTICE

**THE PLANNING/ZONING BOARD
MEETING SCHEDULED FOR
WEDNESDAY, OCTOBER 13TH HAS BEEN
CANCELLED DUE TO LACK OF BUSINESS.**

**THE NEXT SCHEDULED MEETING WILL BE HELD
ON WEDNESDAY, OCTOBER 20TH
STARTING AT 7:30 PM.**

Mauro D. Raguseo
Mayor

Michael Capabianco
Borough Administrator

Barbara Maldonado
Borough Clerk



George Muller, *Council President*
Ronald Anzalone, *Councilman*
Roberta Henriquez, *Councilwoman*
Thomas Sarlo, *Councilman*
Sue Schuck, *Councilwoman*
Peggy Steinhilber, *Councilwoman*

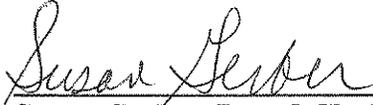
Borough of Little Ferry

215-217 LIBERTY STREET • LITTLE FERRY, NJ 07643
201-641-9234 201-641-1957 FAX
www.littleferrynj.org

**PUBLIC NOTICE
BOROUGH OF LITTLE FERRY
COUNTY OF BERGEN
MEETING CANCELLED
OF THE PLANNING/ZONING BOARD**

PLEASE TAKE NOTICE:

PUBLIC NOTICE is hereby given that the Little Ferry Planning/Zoning Board has cancelled a Regular Scheduled Meeting for Wednesday, October 13, 2010 due to lack of business. The next scheduled will be held on Wednesday, October 20, 2010 starting at 7:30 pm or as soon thereafter as the matter may be heard in the Council Chambers, Municipal Building, 215-217 Liberty Street, Little Ferry, at which time formal action may or may not be taken.



Susan Gerber, Board Clerk

Mauro D. Raguseo

Mayor

Michael Capabianco

Borough Administrator

Barbara Maldonado

Borough Clerk



George Muller, *Council President*

Ronald Anzalone, *Councilman*

Roberta Henriquez, *Councilwoman*

Thomas Sarlo, *Councilman*

Sue Schuck, *Councilwoman*

Peggy Steinhilber, *Councilwoman*

Borough of Little Ferry

215-217 LIBERTY STREET • LITTLE FERRY, NJ 07643

201-641-9234 201-641-1957 FAX

www.littleferrynj.org

Date: 10/7/10

TO: Planning/Zoning Board Members

FROM: Susan Gerber, Board Clerk

MEETING NOTICE
OF THE PLANNING/ZONING BOARD
OF THE BOROUGH OF LITTLE FERRY
COUNTY OF BERGEN

PLEASE TAKE NOTICE:

THAT THE PREVIOUSLY ADVERTISED PLANNING/ZONING BOARD MEETING SCHEDULED FOR WEDNESDAY, OCTOBER 13, 2010 HAS BEEN CANCELLED DUE TO A LACK OF BUSINESS.

THE NEXT SCHEDULED MEETING IS WEDNESDAY, OCTOBER 20, 2010 STARTING AT 7:30 PM UNLESS OTHERWISE NOTED.


Susan Gerber, Board Clerk

Mauro D. Raguseo
Mayor
Michael Capabianco
Borough Administrator
Barbara Maldonado
Borough Clerk



George Muller, Council President
Ronald Anzalone, Councilman
Roberta Henriquez, Councilwoman
Thomas Sarlo, Councilman
Sue Schuck, Councilwoman
Peggy Steinhilber, Councilwoman

Borough of Little Ferry

215-217 LIBERTY STREET • LITTLE FERRY, NJ 07643
201-641-9234 201-641-1957 FAX
www.littleferrynj.org

TO: The Record
FAX: 201-457-2520
FROM: Susan Gerber
DATE: 10-7-10
RE: Cancellation of meeting

 FOR YOU INFORMATION

 PLEASE CALL UPON RECEIPT SO WE MAY
DISCUSS

 AS YOU REQUESTED

COMMENTS: Sunshine Notice

NUMBER OF PAGES INCLUDING COVER SHEET:

2

Mauro D. Raguseo
Mayor
Michael Capabianco
Borough Administrator
Barbara Maldonado
Borough Clerk



George Muller, Council President
Ronald Anzalone, Councilman
Roberta Henriquez, Councilwoman
Thomas Sario, Councilman
Sue Schuck, Councilwoman
Peggy Steinhilber, Councilwoman

Borough of Little Ferry

215-217 LIBERTY STREET • LITTLE FERRY, NJ 07643
201-641-9234 201-641-1957 FAX
www.littleferrynj.org

TO: Press Journal
FAX: lparente@bergennews.com
FROM: Susan Gerber
DATE: 10-7-10
RE: Cancellation of meeting.

 FOR YOU INFORMATION

 PLEASE CALL UPON RECEIPT SO WE MAY
DISCUSS

 AS YOU REQUESTED

COMMENTS:

 Sunshine Notice

NUMBER OF PAGES INCLUDING COVER SHEET:

 2

**AGENDA
LITTLE FERRY PLANNING/ZONING BOARD
OCTOBER 20, 2010
MEETING START 7:30 P.M.**

MEETING START:

CALL TO ORDER-FLAG SALUTE:

OPENING STATEMENT:

This is a regularly scheduled meeting of the Planning/Zoning Board of the Borough of Little Ferry, New Jersey and notice has been provided pursuant to the Open Public Meeting Act by mailing notices to the Bergen Record, Star Ledger and the Press Journal, by posting notice in the Municipal Building and by filing a copy of such notice with the Borough Clerk of the Borough of Little Ferry. The notice contained the date, time and place of such meeting.

ROLL CALL:

APPROVAL OF MINUTES: September 15, 2010.

APPROVAL OF DENIAL OF RESOLUTIONS:

CORRESPONDENCE:

Date: October 13, 2010. From: Board Clerk. Re: 2011 Meeting Dates.

Date: October 12, 2010. From: Job & Job Engineering. Re: 85 Columbus Ave.

Date: October 12, 2010. From: Bergen County Soil. Re: 49 Industrial Ave.

Date: October 19, 2010. From: Job & Job Engineering. Re: 28 Lamker Ct.

APPROVAL OF RESOLUTIONS:

Property Owner: Baires, Oscar & Alma 2010-6-1-Z-12
66 Paroubek Street
Block 38, Lot 2
Zoning Application. Renovation/Addition.

Property Owner: Anahid Tashjian 2010-8-1-P-14
Applicant: Michael Anthony
198 Main Street
Block 17, Lot 10
Informal Site Plan Application: Prior Use-Accounting Office. Intended Use-Personal training & therapeutic massage.

Property Owner: Sun Yi Management, LLC. 2010-8-2-P-15
Applicant: ENT International, LLC.
45 N. Washington Avenue
Block 44, Lot 4
Informal Site Plan Application: Prior Use-Vacant Bar-Restaurant, Office, rental
apartment & karaoke. Intended Use-Entertainment, bar & apartment.

Property Owner: Ohare, Rita 2010-8-3-Z-16
99 Route 46 East
Block 20.01, Lot 1
Zoning Application: Current Use-Sale of used vehicles. Intended Use-Sale of used
vehicles, DOT taking-road widening.

Property Owner: Yeong & Jackie, LLC. 2010-8-4-Z-17
Applicant: T-Mobile Northeast, LLC.
220 Route 46 West
Block 13, Lot 19
Zoning Application: Current Use-Office & Wireless. Intended Use-Add T-Mobile
wireless communications facility to the existing building.

Property Owner: D & L Enterprises 2010-9-1-P-18
Applicant: Kyu Lee
2-10 Main Street
Block 24, Lot 1
Informal Site Plan Application: Use space to build small electric signs.

Property Owner: Cheuk, Kai (Allan) 2010-9-2-P-19
Applicant: Yun Quin Chen (Yummy Yummy Chinese Restaurant)
45 Liberty Street
Block 76, Lot 3
Informal Site Plan Application: To use as a Chinese Restaurant/New Business Owner.

APPLICANTS:

Property Owner: Hlavaty, Michael 2009-12-3-Z-24
Applicant: Galas, Edward
85 Columbus Ave
Block 92, Lot 17.03
Zoning Application: Expanded pavers around pool and walkway without permits.
Applicant requested an adjournment to November/December meeting.

Property Owner: Danis Kemalettin 2009-10-1-Z-20
307 Main Street
Block 38, Lot 17
Zoning Application: Create a two-car driveway.

ADJOURNMENT:

**MINUTES
LITTLE FERRY PLANNING/ZONING BOARD
OCTOBER 20, 2010
MEETING START 7:30 P.M.**

MEETING START: 7:30 PM.

CALL TO ORDER-FLAG SALUTE:

OPENING STATEMENT:

This is a regularly scheduled meeting of the Planning/Zoning Board of the Borough of Little Ferry, New Jersey and notice has been provided pursuant to the Open Public Meeting Act by mailing notices to the Bergen Record, Star Ledger and the Press Journal, by posting notice in the Municipal Building and by filing a copy of such notice with the Borough Clerk of the Borough of Little Ferry. The notice contained the date, time and place of such meeting.

ROLL CALL:

Members Present: James Cirillo
 Steven Gerard
 Ronald Anzalone
 Anthony DiBlasio
 William Lenihan
 George Carrion
 Alan Soojian
 Marty Loesner

Members Absent: Richard Bolan
 AJ Joshi
 James Avillo

Also Present: Board Attorney, Brian T. Giblin
 Board Clerk, Susan Gerber

Mr. Marty Loesner was sworn in as the alternate 4 position. Congratulations Marty!

APPROVAL OF MINUTES: September 15, 2010. Vice Chairman Cirillo entertained a motion to accept minutes as written. Motion to approve the minutes was made by Mr. Anzalone, second by Mr. DiBlasio. All Ayes.

APPROVAL OF DENIAL OF RESOLUTIONS:

CORRESPONDENCE:

Date: October 13, 2010. From: Board Clerk. Re: 2011 Meeting Dates.

Date: October 12, 2010. From: Job & Job Engineering. Re: 85 Columbus Ave.

Date: October 12, 2010. From: Bergen County Soil. Re: 49 Industrial Ave.

Date: October 19, 2010. From: Job & Job Engineering. Re: 28 Lamker Ct.

APPROVAL OF RESOLUTIONS:

Property Owner: Baires, Oscar & Alma 2010-6-1-Z-12
66 Paroubek Street
Block 38, Lot 2
Zoning Application. Renovation/Addition.
Vice-Chairman Cirillo entertained a motion to approve the reading of the resolution.
Motion to accept the reading was made by Mr. Soojian, second by Mr. Lenihan. Roll
Call: Mr. Gerard, yes-Mr. Soojian, yes-Mr. DiBlasio, yes-Mr. Lenihan, yes-Mr. Carrion,
yes-Vice Chairman Cirillo, yes.

Property Owner: Anahid Tashjian 2010-8-1-P-14
Applicant: Michael Anthony
198 Main Street
Block 17, Lot 10
Informal Site Plan Application: Prior Use-Accounting Office. Intended Use-Personal
training & therapeutic massage.
Vice-Chairman Cirillo entertained a motion to approve the reading of the resolution.
Motion to approve the reading was made by Mr. Gerard, second by Mr. Lenihan. Roll
Call: Mr. Gerard, yes-Mr. Soojian, yes-Mr. DiBlasio, yes-Mr. Lenihan, yes-Mr. Carrion,
yes-Vice Chairman Cirillo, yes.

Property Owner: Sun Yi Management, LLC. 2010-8-2-P-15
Applicant: ENT International, LLC.
45 N. Washington Avenue
Block 44, Lot 4
Informal Site Plan Application: Prior Use-Vacant Bar-Restaurant, Office, rental
apartment & karaoke. Intended Use-Entertainment, bar & apartment.
Vice-Chairman Cirillo entertained a motion to accept the reading of the resolution.
Motion to accept the reading was made by Mr. Mr. Cirillo, second by Mr. Lenihan. Roll
Call: Mr. Gerard, yes-Mr. DiBlasio, yes-Mr. Lenihan, yes-Mr. Carrion, yes-Vice
Chairman Cirillo, yes.

Property Owner: O'Hare, Rita

2010-8-3-Z-16

99 Route 46 East

Block 20.01, Lot 1

Zoning Application: Current Use-Sale of used vehicles. Intended Use-Sale of used vehicles, DOT taking-road widening.

Vice-Chairman Cirillo entertained a motion to accept the reading of the resolution.

Motion to accept the reading was made by Mr. Soojian, second by Mr. Lenihan. Roll

Call: Mr. Gerard, yes-Mr. Soojian, yes-Mr. DiBlasio, yes-Mr. Lenihan, yes-Mr. Carrion, yes-Vice Chairman Cirillo, yes.

Property Owner: Yeong & Jackie, LLC.

2010-8-4-Z-17

Applicant: T-Mobile Northeast, LLC.

220 Route 46 West

Block 13, Lot 19

Zoning Application: Current Use-Office & Wireless. Intended Use-Add T-Mobile wireless communications facility to the existing building.

Vice-Chairman Cirillo entertained a motion to accept the reading of the resolution.

Motion to accept the reading was made by Mr. Gerard, second by Mr. Lenihan. Roll

Call: Mr. Gerard, yes-Mr. Soojian, yes-Mr. DiBlasio, yes-Mr. Lenihan, yes-Mr. Carrion, yes-Vice Chairman Cirillo, yes.

Property Owner: D & L Enterprises

2010-9-1-P-18

Applicant: Kyu Lee

2-10 Main Street

Block 24, Lot 1

Informal Site Plan Application: Use space to build small electric signs.

Vice-Chairman Cirillo entertained a motion to accept the reading of the resolution.

Motion to accept the reading was made by Mr. Anzalone, second by Mr. Cirillo. Roll

Call. Mr. Anzalone, yes-Mr. Gerard, yes-Mr. Soojian, yes-Mr. DiBlasio, yes-Mr. Lenihan, yes-Mr. Carrion, yes-Vice Chairman Cirillo, yes.

Property Owner: Cheuk, Kai (Allan)

2010-9-2-P-19

Applicant: Yun Quin Chen (Yummy Yummy Chinese Restaurant)

45 Liberty Street

Block 76, Lot 3

Informal Site Plan Application: To use as a Chinese Restaurant/New Business Owner.

Vice-Chairman Cirillo entertained a motion to accept the reading of the resolution.

Motion to accept the reading was made by Mr. Mr. Cirillo, second by Mr. Anzalone. Mr.

Lenihan stated that the plantings have not been done. Mr. Giblin stated that we can now

address this issue. Roll Call: Mr. Anzalone, yes-Mr. Gerard, yes-Mr. Soojian, yes-Mr.

DiBlasio, yes-Mr. Lenihan, yes-Mr. Carrion, yes-Vice Chairman Cirillo, yes.

Mr. Giblin stated that there is one more and the board does not have the written resolution in front of them however he received notice today from the Borough Clerk and the Borough Attorney and also spoke with Mr. Capabianco. The Borough Attorney and administrator have been negotiating of widening of Liberty Street with Nirali Corp. and have come to terms and in fact he has a resolution passed by the Mayor & Council on October 13, 2010 and they want the board to join in that saying that the property owner can sell a portion of their property for road widening and that we are not going to go in essentially condemn the house or make them do anything. Mr. Giblin stated that he spoke with Mr. Monaghan and would bring it to the board's attention and if the board finds it acceptable he would prepare a resolution. For the traffic light Nirali Corp. would like to count that as still their property in case they need to come for any variances in the future. Vice-Chairman Cirillo entertained a motion that the board accepts the resolution from the Mayor & Council, second by Mr. Lenihan. Roll Call: Mr. Anzalone, yes-Mr. Gerard, yes-Mr. Soojian, yes-Mr. DiBlasio, yes-Mr. Lenihan, yes-Mr. Carrion, yes-Mr. Loesner, yes-Vice Chairman Cirillo, yes.

APPLICANTS:

Property Owner: Hlavaty, Michael 2009-12-3-Z-24
Applicant: Galas, Edward
85 Columbus Ave
Block 92, Lot 17.03
Zoning Application: Expanded pavers around pool and walkway without permits.
Applicant requested an adjournment to November 3, 2010 meeting.

Property Owner: Danis Kemalettin 2009-10-1-Z-20
307 Main Street
Block 38, Lot 17
Zoning Application: Create a two-car driveway.
Mr. Danis was sworn in. He stated that he purchased the house in April and he did renovations and he has two cars. There was a parking spot and fixed it up to fit both cars. His property is not long or wide enough. Pictures were submitted A-1, A-2 & A-3. You cannot fit two cars back to back. He needed to make two spots next to each other. This was an existing driveway and he needed to replace it. Mr. Carrion stated that he did a lot of work and it is a very irregular lot. Mr. Danis stated that he put in railroad ties and he did not make any changes to the curb. Mr. DiBlasio questioned the curb cut. Mr. Danis stated that he plans on paving the driveway. Mr. Cirillo stated that the property is very narrow. Mr. Danis stated the one story frame building is a shed. Vice-Chairman Cirillo opened questions to the general public. No one approached. Closed to the public. Vice Chairman Cirillo entertained a motion to approve or deny the application. Motion to approve the application was made by Mr. Carrion, second by Mr. Gerard. Roll Call: Mr. Gerard, yes-Mr. Soojian, yes-Mr. DiBlasio, yes-Mr. Lenihan, yes-Mr. Carrion, yes-Mr. Loesner, yes-Vice Chairman Cirillo, yes.

The meeting dates for 2011 have been approved and accepted by the board members. All Ayes.

ADJOURNMENT: 7:55 pm.

APPLICANTS:

Property Owner: Hlavaty, Michael 2009-12-3-Z-24
Applicant: Galas, Edward
85 Columbus Ave
Block 92, Lot 17.03
Zoning Application: Expanded pavers around pool and walkway without permits.
Applicant requested an adjournment to November/December meeting.

Applicant: Mr. & Mrs. Pasqua 2010-2-1-Z-1
28 Lamker Ct.
Block 106.03, Lot 2
Zoning Application: Zoning appeal of the decision of the zoning officer & for variances set forth in the application.
Applicants attorney Mr. Ritvo requested an adjournment until all requested steps from Mr. Job and Mr. Koestner have been complete. Carried to the December 8, 2010 meeting.

Property Owner: Markapoulous, Dimitrious. 2010-10-2-Z-21
Applicant: Markapoulous Developers, LLC.
33 Lincoln Street
Block 87, Lot 21
Zoning Application: Filed with the NJMC for a technical major subdivision to subdivide the property into two lots. This application is for bulk variances with the proposed development of two, two family houses, each on its separate lot.

Property Owner: Little Ferry Associates, LLC. 2010-11-1-P-22
Applicant: Little Ferry Acquisitions, LLC. D/B/A Value Fair
260 Bergen Turnpike
Block 5.01, Lot 2
Site Plan Application: Retail to Retail. Site Plan submitted showing existing conditions of Value Fair Dept. Store.

ADJOURNMENT:

**MINUTES
LITTLE FERRY PLANNING/ZONING BOARD
NOVEMBER 3, 2010
MEETING START 7:30 P.M.**

MEETING START: 7:35 PM

CALL TO ORDER-FLAG SALUTE:

OPENING STATEMENT:

This is a regularly scheduled meeting of the Planning/Zoning Board of the Borough of Little Ferry, New Jersey and notice has been provided pursuant to the Open Public Meeting Act by mailing notices to the Bergen Record, Star Ledger and the Press Journal, by posting notice in the Municipal Building and by filing a copy of such notice with the Borough Clerk of the Borough of Little Ferry. The notice contained the date, time and place of such meeting.

ROLL CALL:

Members Present: James Cirillo
Ronald Anzalone
AJ Joshi arrived (7:40 pm) departed (8:40 pm)
Anthony DiBlasio (7:40 pm)
William Lenihan
George Carrion
Marty Loesner
Joseph Olivelli
James Avillo

Members Absent: Richard Bolan
Steven Gerard (EA)
Alan Soojian

Also Present: Board Attorney, Brian T. Giblin
Board Clerk, Susan Gerber

APPROVAL OF MINUTES: October 20, 2010. Chairman Olivelli entertained a motion to approve the minutes as written. Motion to accept minutes as written was made by Mr. Cirillo, second by Mr. Anzalone, All Ayes.

APPROVAL OF DENIAL OF RESOLUTIONS:

CORRESPONDENCE:

Date: October 22, 2010. From: Canger Engineering Associates. Re: Revised plans for Rita O'Hare. Sale of used vehicles. DOT taking & road widening & parking.

Date: October 25, 2010. From: Rutgers. Re: Continuing Studies. Re: Land Use for Municipal Planning Boards & Zoning Boards of Adjustment.

Date: October 27, 2010. From: NJPO. Re: NJPO Official Ballot.

Date: October 27, 2010. From: NJPO. Re: Dues Notice.

Date: October 27, 2010. From: NJPO. Re: 2010 NJPO Mandatory Training Programs for Members of Planning & Zoning Boards at the NJ State League of Municipalities Conference, Atlantic City, NJ.

APPROVAL OF RESOLUTIONS:

Property Owner: Danis Kemalettin 2009-10-1-Z-20
307 Main Street
Block 38, Lot 17
Zoning Application: Create a two-car driveway.
Resolution not ready.

APPLICANTS:

Property Owner: Hlavaty, Michael 2009-12-3-Z-24
Applicant: Galas, Edward
85 Columbus Ave
Block 92, Lot 17.03
Zoning Application: Expanded pavers around pool and walkway without permits.
Applicant requested an adjournment to the December 8, 2010 meeting.

Applicant: Mr. & Mrs. Pasqua 2010-2-1-Z-1
28 Lamker Ct.
Block 106.03, Lot 2
Zoning Application: Zoning appeal of the decision of the zoning officer & for variances set forth in the application.
Applicant's attorney Mr. Ritvo requested an adjournment until all requested steps from Mr. Job and Mr. Koestner have been complete. Carried to the December 8, 2010 meeting.

Property Owner: Markopoulos, Dimitrius.

2010-10-2-Z-21

Applicant: Markopoulos Developers, LLC.

33 Lincoln Street

Block 87, Lot 21

Zoning Application: Filed with the NJMC for a technical minor subdivision to subdivide the property into two lots. This application is for bulk variances with the proposed development of two, two family houses, each on its separate lot.

Mr. Stellious Gargaris, Esq. on behalf of the applicant. He stated that they are here for an application for bulk variances for the proposed two two family homes. Each home is on its own separate lot. They are referred to lots 21.01, 21.02. This lot is to be subdivided. The NJMC took jurisdiction on this subdivision. Today they are here for the bulk variances associated with the development on the two lots.

Mr. Polyniak was sworn in as the engineer. He prepared the site plans. He discussed the project vicinity, existing site, it's an oversized lot, it is trapezoidal, lot area, and it contains an older single family residence with two sheds, topographic survey, location of the single family residence, both the house and shed are out of character for the area, the house is worn and in need of an update, it is negatively impacting the area. He discussed the site plan showing the proposed site plan and development, it would be subdivided into two lots, both lots are to contain two story two family residence which is permitted within the RB Zone, discussed square feet of lot, lot width, lot frontage, lot depth, landscape coverage, front yard, side yard, boundary lines, both side yards, overall building square feet, two driveways are provided, they are carports not garages, they are located in the flood hazard area, some of the walls need to be open for the flood waters to go through, the houses are not out of character for the area, they have created an even street scape, C2 variances need to be illustrated, the adjoining lots are negatively impacted on what exists today, there is an encroachment with the sheds which will be removed, they will satisfy the DEP, the old house would be removed, flood elevation, safety and health, there is not adequate light, with this development there is not detriment to the public good, as a hole there is a positive, it eliminates the old house and provides new housing, eliminates the impacts of the joining lots, it provides a development that would required municipal services, the benefits out way the detriments, storm water management, water would be reduced, underground pipes, restrictor pipe.

Mr. Cirillo questioned the project with regards to the Boroughs Master Plan in regards to the size of the lots for two families. Mr. Polyniak stated he looked at the neighborhood as a whole. There was discussion on RA & RB zone lot sizes. There was discussion on the drainage system, both lots will have storm water management system which will peter on both lots, it would be stored on the property, they prepared a drainage report. It would be a less condition than existing. The board had no report from Mr. Job at this time. Mr. DiBlasio questioned the water runoff, there will be 12" pipes through catch basin which will discharge out in 6" pipes, it will hold the water back and then peter it out, Mr. DiBlasio questioned the lot frontage and driveway. Mr. Polyniak stated they would enter in on an angel along the small retaining wall. Mr. Carrion questioned the lot sizes. Mr. Cirillo questioned the zoning table. Mr. Polyniak stated that the documents have been revised. Mr. Cirillo questioned the extension of the road. Mr. Polyniak stated they were going to extend the road 4 feet. Mr. Cirillo questioned if they were going to extend the storm drain to the end of the block. Mr. Polyniak they did not intend to unless the

municipality felt it was required. They over detained on their property. If the borough engineer required additional drainage they would take it into consideration. Chairman Olivelli opened questions to the public for this witness. Ms. Janet Giuliano of 32 Dietrich Street stated that the water is her concern. She knows what the lot looks like when it rains. When the pump fails the entire property gets incased in water. Where is the water going to go when they elevate the property? When the pump fails the water doesn't go anywhere. It goes up the block and onto Dietrich Street as well. Mr. Polyniak stated that the storm water system is provided, the water course is called tidal, no matter what they do on the property a tidal water body can't be influenced by fill, unless you put a wall around the entire property, it is an older home and it would be removed. Ms. Giuliano questioned the current house stating that it has asbestos. Mr. Polyniak stated that they would be required by the borough, county, state and federal requirements for demolition. Ms. Giuliano questioned why they may not have to extend the street. Mr. Polyniak stated that there is an existing storm water line and they are tying into that line, so it already exists. Chairman Olivelli stated if the borough engineer felt that one storm drain was required the board would require the applicant to put one in. Mr. Joshi questioned the water management system in conjunction with the tidal. Mr. Polyniak discussed the series of grates, inlets, trench grates, water is piped to the river piping system. The water is held in a catch basin and they have restrictor that would discharge off site at a slower rate. Mr. Joshi stated there is no system there now. When this system is installed would that alleviate some of the present problems. Mr. Polyniak stated this is a tidal water course; there is no system that you can place in a storm event that would address the concerns. Their development is not going to negatively impact because this is a tidal water course. The storm water management system will address the 100 year storm events. Mr. Carrion questioned if the water stays there for a few days after it rains. Ms. Giuliano stated yes. Mr. Carrion asked where is that water going to go. Mr. Polyniak stated there would be no issue to impedemence or creating storm water, there is also a 50' riparian buffer that must remain and stay green, one of the disturbances in that is a benefit of the shed being removed. Mr. Carrion questioned if a holding tank is required. Mr. Polyniak stated that an application has been submitted to the NJMC and their jurisdiction is related only to the subdivision and the creation of the lots your second check is with the borough engineer. Mr. Anzalone of 39 Brandt Street questioned where the drainage pipes end up? Mr. Polyniak stated that there are 2-6" pipes that tie into an existing 8" line that discharges out toward the green space area, to larger 12" pipes which will hold back storm water and through the structure, discharge into the 6" pipe and peter out slowly, it would tie into the system in the roadway. Mr. Anzalone stated that it would put more water into the borough's system. Mr. Polyniak stated they did not put in retention pits due to the close proximity of the project to the water course and a high ground water table there may be an issue utilizing pits on the site. Mr. Polyniak stated he feels that they are not negatively impacting it. They did no curbing plans and can work with the borough engineer. Mr. Anzalone stated he was concerned with erosion. Mr. Polyniak stated he would address erosion issues with the BC Soil. He would also need the Mayor and Council's approval for the road extension. Chairman Olivelli questioned the retaining wall height of 7'. Mr. Polyniak stated the reason it is 7" high is because they wanted to provide garages for the residence, they attempted to address the ordinance requirement of two garage spaces, they are at elevation 4, and they need to get to

elevation 10, in doing that there is a maximum retaining wall height. They are also going to add a fence on top of the wall. The fence would be about 4' in height. The fence would face the industrial piece of property. Mr. Cirillo had a concern with the water flooding the neighbor's property. Mr. Polyniak stated that this is a fully tidal influenced water course anything they do is not going to address the tidal issues. Mr. Lenihan questioned if they would need to add another fire hydrant? Mr. Polyniak stated that he did not believe he needed another fire hydrant. Mr. Lenihan questioned the shed and where are the new owners going to put all their lawnmowers and chairs. Mr. Polyniak stated that if they need a variance for a shed they would be back before the board. Mr. DiBlasio questioned the length of the retaining wall and the elevation of the slope. Mr. Polyniak stated it is not running the full length and there is a clean out with a grate structure to capture that water. If Mr. Job feels otherwise they would not be averse to putting a smaller box in that location. Mr. Carrion questioned the utility pole. Mr. Polyniak stated that the utilities are underground. Mr. Joshi has left the meeting for a religious ceremony. (Tape #1-2443). Mr. Bernie Sobolewski of 153 Eckel Road. Mr. Avillo of 12 Louis Street questioned if this is a major or minor subdivision. Mr. Polyniak stated he believes it is a minor subdivision. Mr. Polyniak stated that the plans show both the NJMC requirements and the borough ordinance requirements. Mr. Avillo questioned the elevation and he felt that the project is in violation of the master plan for lot frontage and didn't feel it was good for the town; he also questioned the 0 runoff. Mr. Polyniak stated that they have more than satisfied that requirement.

Mr. Bill Cocoros, architect for the project was sworn in. Mr. Cocoros stated that it is a two family side by side duplex dwelling. He discussed the layout of the two houses. No basements. It is a two level development, one car garage, living room, dining room, kitchen, bathroom, 2nd floor has 3 bedrooms, two bathrooms, laundry facilities, and 1st floor has two additional bedrooms and hallway and bathroom. Mr. Cirillo questioned no doors for the garage. Mr. Polyniak stated that they didn't put in a garage door as it is a State requirement with the DEP. The water would need to flow through the subject property so there are no structural issues. The other house is at elevation 10 so they can have an enclosed garage. Chairman Olivelli opened questions to the general public for this witness. No one approached for this witness. Chairman Olivelli opened questions to the general public for comments. Mr. Bernie Sobolewski of 153 Eckel Road was sworn in. He stated he is familiar with this property and has lived there and knows its problems. He stated it's a pond surrounded by fill, all of this land was formally Budd Lake, there are serious environmental issues with this tract of land, there is arsenic caveat in high concentrations, and this lake was filled in with fly ash from PSE & G. There are flooding issues on this site, there is a 100 year flood there every year, and these new owners will not have access to their homes, nothing can be done to remedy this other than vacating the area. The water sits there and it becomes a pond. Regardless if there are one or two family homes you have to have some consideration for the new owners and they may not know that they may not be able to get to their homes at times. He was concerned with the fill coming in, Depyster is not tidal, it is obstructed by the pumping station, south of the pumping station is tidal, issues are access for the new owners, more water will sit on the neighbors property, no piping will help the situation, the impact on the surrounding properties, there is not much you could do about the water problem but the planning should have consideration on how they are going to help them access their property. Mr.

Jimmy Avillo of 12 Louis Street. He stated if the applicant didn't meet the requirements for a one family not to consider a two family. If they approve this there is going to be 12 bed rooms and will bring in more children which will cost the tax payers for our school systems. He felt the applicant should withdraw the application and come in with something more reasonable, even if it were scaled back the area is going to get water. He felt it was not a good application and didn't think the board should approve it, and it does not meet with our Master Plan and should go to our planner for review. Mr. DiBlasio asked if they would consider making one of the properties a single family dwelling. Mr. Dimitrius Markopoulos was sworn in. He stated he envisioned it as two two-family homes. Mr. Polyniak stated that if water was to collect on the subject property they have constructed the inlets on the property and as the flood recedes it takes the water and discharges it to the water course. He stated that it does not conform and feels it is sufficient in the neighborhood. Mr. Carrion questioned the 7' retaining wall and didn't feel the water that used to sit there and where is it going to go? Mr. Polyniak stated he understood and it is tidal and there is confirmation with DEP, since it is in a tidal area there is no 0 percent net fill requirement because it is a tidal piece of property. Mr. Anzalone of 39 Brandt Street questioned the slow release valves. Mr. Polyniak stated it is a restrictor, larger pipes lead into smaller pipes then peters out slowly. Mr. Anzalone questioned the clean up for the buildup of sediment. Mr. Polyniak stated it would have to be removed and cleaned. Mr. Gargaris stated that based on the testimony he believes that they have satisfied the C2 requirements the benefits would outweigh the detriment and the variance would not substantially impair the intended purpose of the zoning plan or ordinance, there is always going to be flooding issues in the area and he didn't believe that this development is going to impact the area any differently than something else would. He feels that this project will beautify the area and request that the board grant the variances presented. Chairman Olivelli entertained a motion to approve or deny the application. Mr. Cirillo entertained a motion to deny the application, as it does not meet the master plan, he felt building the two houses are going to create more flooding than there is now, by subdividing they have created variances that they need and have asked the board for relief, second by Mr. DiBlasio. Roll Call: (vote yes is to deny the application). Mr. Cirillo, yes-Mr. DiBlasio, yes-Mr. Lenihan, yes-Mr. Loesner, yes-Mr. Carrion, yes-Chairman Olivelli,-No.

Property Owner: Little Ferry Associates, LLC.

2010-11-1-P-22

Applicant: Little Ferry Acquisitions, LLC. D/B/A Value Fair

260 Bergen Turnpike

Block 5.01, Lot 2

Site Plan Application: Retail to Retail. Site Plan submitted showing existing conditions of Value Fair Dept. Store.

Mr. Cirillo stated that at the applicants last meeting the board requested a complete site plan, calculations for parking. Mr. Avillo has returned to the board. Mr. Giblin stated was not here the last time and believes that it went to Mr. Bolan. Mr. Brian Chewcaskie, Esq. on behalf of the applicant. He stated that he met with Mr. Bolan and a letter from Mr. Bolan was issued on September 2, 2010 that basically says they only need a CCO for the retail. Mr. Chewcaskie submitted the letter to the board members. Mr. Bolan directed the applicant to go before the board to get the CCO. The process is going from retail to retail. It is going to be operated in the same general layout as Valley Fair. Any subtenants which would go for the CCO process, inspection and go forward. They are here for the CCO retail use only. There are no witnesses. Little Ferry Acquisitions operates Value Fair Laundry; they acquired the lease from Valley Fair. That does not include the whole site. The whole site is owned by the Ciancia family and they have control over that site which includes the other uses, Valley Fair has now become Value Fair. They were directed to provide an application for a formal site plan along with a CCO to be issued to Little Ferry Acquisitions operating as Value Fair. They have a retail to retail use. There is really no change to the way the facility is being operated. Little Ferry acquisitions has acquired the Valley Fair lease in July of 2008, Valley Fair continued to operate and closed its doors on Dec 26th, 2008. Value Fair started its business on Dec 27th, 2008. There is no physical change to this site which would require any site plan review. They will have other subtenants which is consistent to what Valley Fair was doing. Based upon the meetings with the building dept. and administrator is that those that go through CCO inspections as long as they are retail with consistent with the layout provided would not need any further board review. Any change in use from the retail would require some kind of board review. The subtenants will continue. The use is consistent with what is permitted in the BH Zone. Mr. DiBlasio questioned the individual booths. Mr. Cirillo stated they eliminated the booth area layout and will have it laid out by square footage. Some are 280 sq. ft and some are 500 sq. ft. Most of the concerns that the building dept had were of safety and not of zone. There were concerns of impeding ingress and egress. You can't cut up the space and have people moving in and out of the building in a safe manner. Mr. Carrion stated that in the past with a 200 booths there were parking calculations. Chairman Olivelli stated he was in Value Fair a few days ago and there are no partitions and its open and it looks more like the Valley Fair. Chairman Olivelli opened questions to the general public. No one approached. Closed to the general public. Chairman Olivelli entertained a motion to approve or deny the application. Motion to approve the application was made by Mr. Cirillo, second by Mr. Lenihan. Roll Call: Mr. Anzalone, yes-Mr. Cirillo, yes-Mr. Avillo, yes-Mr. DiBlasio, yes-Mr. Lenihan, yes-Mr. Carrion, yes-Mr. Loesner, yes-Chairman Olivelli, yes.

Mr. Lenihan stated on behalf of the board he would like to welcome the Chairman back and it's nice to see him again. Chairman Olivelli stated thank you for the generous gift and it was nice for all of the prayers and thoughts.

Chairman Olivelli opened questions to the general public. No one approached. Closed to the public.

ADJOURNMENT: 9:40 pm.

**AGENDA
LITTLE FERRY PLANNING/ZONING BOARD
DECEMBER 8, 2010
MEETING START 7:30 P.M.**

MEETING START:

CALL TO ORDER-FLAG SALUTE:

OPENING STATEMENT:

This is a regularly scheduled meeting of the Planning/Zoning Board of the Borough of Little Ferry, New Jersey and notice has been provided pursuant to the Open Public Meeting Act by mailing notices to the Bergen Record, Star Ledger and the Press Journal, by posting notice in the Municipal Building and by filing a copy of such notice with the Borough Clerk of the Borough of Little Ferry. The notice contained the date, time and place of such meeting.

ROLL CALL:

APPROVAL OF MINUTES: November 3, 2010.

CORRESPONDENCE:

***** Review: Approve or Deny submitted site plan. Date: October 22, 2010. From: Canger Engineering Associates. Re: Revised plans for Rita O'Hare. Sale of used vehicles. DOT taking, road widening & parking.

*****Date: November 17, 2010. From: Practical Environmental Solutions, LLC. Re: Request for Informatin Regarding Land Use Changes within 200 feet of Block 8, Lot 1.03. (Avis Rental Car).

*****Date: November 26, 2010. Email From: Borough Clerk/James Avillo. Re: Nirali Corp. Resolution-Acquisition of Property.

Date: November 10, 2010. From: Job & Job Engineering. Re: Letter of Interpretation Verification Mariani Drive Parcel.

Date: November 12, 2010. From: Board Clerk. Re: 2011 Meeting Dates.

APPROVAL OF DENIAL OF RESOLUTIONS:

Property Owner: Markopoulos, Dimitrious. 2010-10-2-Z-21
Applicant: Markopoulos Developers, LLC.
33 Lincoln Street
Block 87, Lot 21
Zoning Application: Filed with the NJMC for a technical minor subdivision to subdivide the property into two lots. This application is for bulk variances with the proposed development of two, two family houses, each on its separate lot.

APPROVAL OF RESOLUTIONS:

Property Owner: Danis Kemalettin 2009-10-1-Z-20
307 Main Street
Block 38, Lot 17
Zoning Application: Create a two-car driveway.

Property Owner: Little Ferry Associates, LLC. 2010-11-1-P-22
Applicant: Little Ferry Acquisitions, LLC. D/B/A Value Fair
260 Bergen Turnpike
Block 5.01, Lot 2
Site Plan Application: Retail to Retail. Site Plan submitted showing existing conditions of Value Fair Dept. Store.

APPLICANTS:

Applicant: Royale Realty 2006-1-2-P-2 R (Remand)
273, 277 & 281 Main Street
Block 38, Lot(s) 22, 23 & 24
Planning Application: Remand Hearing.

Property Owner: Hlavaty, Michael 2009-12-3-Z-24
Applicant: Galas, Edward
85 Columbus Ave
Block 92, Lot 17.03
Zoning Application: Expanded pavers around pool and walkway without permits.

Applicant: Mr. & Mrs. Pasqua 2010-2-1-Z-1
28 Lamker Ct.
Block 106.03, Lot 2
Zoning Application: Zoning appeal of the decision of the zoning officer & for variances set forth in the application.
Applicant's attorney Mr. Ritvo requested an adjournment until all requested steps from Mr. Job and Mr. Koestner have been complete. Carried to the December 8, 2010 meeting.

Property Owner: McDonald's Corp. c/o Paul Contrell 2010-11-2-P-23
Applicant: McDonald's Corp.
319 Route 46 E.
Block 14, Lot 1
Planning Application: Renovation to restaurant, site improvements to driveway & parking area.

Property Owner: Iljun Kim & Seung Eun Kim 2010-12-1-P-24
Applicant: The Best Korean Food, Inc. d/b/a/Bapcha
148 Main Street
Block 19, Lot 16
Informal Site Plan Application: The building is currently occupied as a Korean Food Convenience Store. The same use is intended.

Property Owner: Ravennati, Louis 2010-12-2-Z-25
76 Prospect Ave
Block 99.01, Lot 6
Zoning Application: The use of a one family is not proposed to be changed. Alterations to existing fire damaged residence are proposed which include the covering of a rear porch to living space which necessitates the bulk "c" variance that is requested.

ADJOURNMENT:

**MINUTES
LITTLE FERRY PLANNING/ZONING BOARD
DECEMBER 8, 2010
MEETING START 7:30 P.M.**

MEETING START: 7:30 PM

CALL TO ORDER-FLAG SALUTE:

OPENING STATEMENT:

This is a regularly scheduled meeting of the Planning/Zoning Board of the Borough of Little Ferry, New Jersey and notice has been provided pursuant to the Open Public Meeting Act by mailing notices to the Bergen Record, Star Ledger and the Press Journal, by posting notice in the Municipal Building and by filing a copy of such notice with the Borough Clerk of the Borough of Little Ferry. The notice contained the date, time and place of such meeting.

ROLL CALL:

Members Present: Richard Bolan
AJ Joshi
William Lenihan
George Carrion
Alan Soojian
Joseph Olivelli
James Avillo

Members Absent: James Cirillo
Steven Gerard (EA)
Ronald Anzalone (EA)
Anthony DiBlasio (EA)
Marty Loesner (EA)

Also Present: Brain T. Giblin, Board Attorney
Susan Gerber, Board Clerk

APPROVAL OF MINUTES: November 3, 2010. Chairman Olivelli entertained a motion to approve the minutes as written. Motion to approve the minutes as written was made by Mr. Soojian, second by Mr. Lenihan. All Ayes.

CORRESPONDENCE:

***** Review: Approve or Deny submitted site plan. Date: October 22, 2010. From: Canger Engineering Associates. Re: Revised plans for Rita O'Hare. Sale of used vehicles. DOT taking, road widening & parking.

*****Date: November 17, 2010. From: Practical Environmental Solutions, LLC. Re: Request for Information Regarding Land Use Changes within 200 feet of Block 8, Lot 1.03. (Avis Rental Car).

*****Date: November 26, 2010. Email From: Borough Clerk/James Avillo. Re: Nirali Corp. Resolution-Acquisition of Property. Mr. Avillo stated in reviewing the description of the property the location is in the wrong corner. Mr. Giblin stated it was between the Mayor & Council and the property owner. They wanted to make sure there were no problems with the board. As long as the resolution of the Mayor & Council is ok they Planning/Zoning Board does not have to worry about it.

Date: November 10, 2010. From: Job & Job Engineering. Re: Letter of Interpretation Verification Mariani Drive Parcel.

Date: November 12, 2010. From: Board Clerk. Re: 2011 Meeting Dates.

APPROVAL OF DENIAL OF RESOLUTIONS:

Property Owner: Markopoulos, Dimitrious. 2010-10-2-Z-21
Applicant: Markopoulos Developers, LLC.
33 Lincoln Street
Block 87, Lot 21

Zoning Application: Filed with the NJMC for a technical minor subdivision to subdivide the property into two lots. This application is for bulk variances with the proposed development of two, two family houses, each on its separate lot.

APPROVAL OF RESOLUTIONS:

Property Owner: Danis Kemalettin 2009-10-1-Z-20
307 Main Street
Block 38, Lot 17
Zoning Application: Create a two-car driveway.

Property Owner: Little Ferry Associates, LLC. 2010-11-1-P-22
Applicant: Little Ferry Acquisitions, LLC. D/B/A Value Fair
260 Bergen Turnpike
Block 5.01, Lot 2
Site Plan Application: Retail to Retail. Site Plan submitted showing existing conditions of Value Fair Dept. Store.
Chairman Olivelli entertained a motion to waive the reading of the resolution. Motion to waive the reading was made by Mr. Joshi, second by Mr. Soojian. Roll Call: Mr. Avillo, yes-Mr. Lenihan, yes-Mr. Carrion, yes-Mr. Joshi, yes-Chairman Olivelli, yes.

APPLICANTS:

Applicant: Royale Realty 2006-1-2-P-2 R (Remand)
273, 277 & 281 Main Street
Block 38, Lot(s) 22, 23 & 24
Planning Application: Remand Hearing.
Chairman Olivelli stated that this application would be moved to the January 19, 2011 meeting.

Property Owner: Hlavaty, Michael 2009-12-3-Z-24
Applicant: Galas, Edward
85 Columbus Ave
Block 92, Lot 17.03
Zoning Application: Expanded pavers around pool and walkway without permits.
Chairman Olivelli stated that this application would be moved to the January 19, 2011 meeting.

Applicant: Mr. & Mrs. Pasqua 2010-2-1-Z-1
28 Lamker Ct.
Block 106.03, Lot 2
Zoning Application: Zoning appeal of the decision of the zoning officer & for variances set forth in the application.
Applicant's attorney Mr. Ritvo requested an adjournment until all requested steps from Mr. Job and Mr. Koestner have been complete.
Chairman Olivelli stated that this application would be moved to the January 19, 2011 meeting.

Property Owner: McDonald's Corp. c/o Paul Contrell 2010-11-2-P-23
Applicant: McDonald's Corp.
319 Route 46 E.
Block 14, Lot 1
Planning Application: Renovation to restaurant, site improvements to driveway & parking area.
The applicant did not appear for the meeting. This application would be carried to the January 19, 2011 meeting.

Property Owner: Iljun Kim & Seung Eun Kim 2010-12-1-P-24
Applicant: The Best Korean Food, Inc. d/b/a/Bapcha
148 Main Street
Block 19, Lot 16
Informal Site Plan Application: The building is currently occupied as a Korean Food Convenience Store. The same use is intended.
Dennis Francis, Esq. on behalf of the applicant. He stated that this is a business to business transfer. It is a Korean Food take out convenience store. There is no eating of food on the premises. The applicant has purchased the business and to operate the same style of business. Ms. Soon Kim was sworn in to translate from English to Korean and

Korean to English. Mr. Yong Sun Lee was sworn in. Ms. Kim translated. Mr. Lee is the owner of the business known as Bapcha. It is a takeout Korean food store. The last business was the same. No eating on premises. No alterations to the inside. The name sign would be changed. The hours would be 7 am to 7 pm, Monday to Saturday. No Sundays. There are 3 employees. No off street parking only Main Street parking. They have gone to the Board of Health and have received their food license. Mr. Bolan asked if the conditions from the previous owner could be carried to this applicant other than the hours of operation. Mr. Lee stated yes he would accept the conditions. Chairman Olivelli opened questions to the general public. Closed to the public. Chairman Olivelli entertained a motion to approve or deny the application. Motion to approve the application was made by Mr. Bolan, second by Mr. Avillo. Roll Call: Mr. Bolan, yes-Mr. Joshi, yes-Mr. Soojian, yes-Mr. Avillo, yes-Mr. Lenihan, yes-Mr. Carrion, yes-Chairman Olivelli, yes.

Property Owner: Ravennati, Louis
76 Prospect Ave
Block 99.01, Lot 6

2010-12-2-Z-25

Zoning Application: The use of a one family is not proposed to change. Alterations to existing fire damaged residence are proposed which include the covering of a rear porch to living space which necessitates the bulk "c" variance that is requested. Dennis Francis, Esq. on behalf of the applicant. They are seeking two variances due to the non-conformity to the property. Mr. Ravennati purchased the home. The home had a fire while they were renovating. He seeks to enclose the rear screened in porch and expand to a 2nd level. The two variances are side yard setback and maximum lot coverage. Mr. Joseph Donato architect was sworn in. Mr. Donato discussed the two page site plan drawings. He briefly described the existing ground floor with an existing garage, a finished basement with a full bathroom and utility room and the screened in sunroom. Existing now is a 1 ½ story two bedroom structure with a screened in porch in the back. The roof was structurally damaged along with some interior walls. The applicant proposes to keep the ground floor as is other than taking one bedroom out and they would have a one bedroom, kitchen, dining room, laundry room and bathroom and extend over the screened in porch would be a living room. They plan on doing a partial addition to the second floor with two bedrooms and one bathroom. It would not be a detriment to the area, it would be brought up to code and it is similar to the homes in the area. It fits well in the area. It would stay a one family. The total to the ridge line is 31'4". Mr. Avillo questioned the lot coverage. Mr. Francis stated that it was an error and was corrected when it was submitted to the zoning official in his determination of lot coverage and it was required for additional variance. Mr. Carrion questioned the foundation. Mr. Donato stated there was no damage to that they are going to change the windows in the porch. It is not heated now but would be heated after the renovation. Chairman Olivelli opened questions to the general public. No one approached. Mr. Louis Ravennati was sworn in. He is the applicant and property owner. He wants to fix it up to sell it. He is in the construction business. He has built another home which is a duplex home in Little Ferry at 38 Maiden Lane. Chairman Olivelli opened questions to the general public. No one approached. Closed to the public. Chairman Olivelli entertained a motion to approve or deny the application. Motion to approve was made by

Mr. Lenihan, second by Mr. Bolan. Roll Call: Mr. Bolan, yes-Mr. Joshi, yes-Mr. Soojian, yes-Mr. Lenihan, yes-Mr. Carrion, yes-Mr. Avillo, yes-Chairman Olivelli, yes.

Chairman Olivelli stated that the car dealership came in to approve 16 cars and then there was some debate and the board specified a certain number of cars, fire lanes and it seems when he goes past there are no fire lanes and there are an excess number of cars there. Mr. Giblin stated that there were two different approvals and he suggest that whatever the latest resolution says that is what they are permitted. The conditions in the resolution have to be complied with. If they are not complied with then someone in code enforcement needs to issue a summons. Mr. Bolan stated that the original owner is in control. Mr. Bolan stated if it never changed hands then all of that is wiped away and continues under the old resolution and he does not think that there was an old resolution. Mr. Bolan stated that they could check into the license ownership with the Borough Clerk. Mr. Bolan stated that Fire Prevention needs to look at the parking plans to determine the fire lane. The board felt it should be reviewed by the fire prevention bureau first before they come to the board. Mr. Giblin stated every resolution that he prepares has subject to approvals by all borough agencies.

Chairman Olivelli stated that they have two applicants that applied to the board and have continually postponed their obligation. He felt that the board should act to enforce the mandatory appearance of the applicant for the meetings that they are scheduled for. Mr. Giblin stated that there really is no limit but at any time the board can make them renote because it is not fair to other residence who may have come to meetings and has been put off so many times. He feels the board is within its rights at a minimum demand that they renote and resend the 200' and the other board has is what is called deny without prejudice which means they could bring it back and be ready to bring it back. Mr. Giblin stated if it is denied without prejudice they would have to re-file and submit fees. Mr. Bolan stated that the problem with denying without prejudice gives them the chance to re-start the clock. Mr. Giblin stated you could deny it without prejudice it means it reverts back to the original. Mr. Lenihan asked if the board and town would be subject to a lawsuit without approvals if something happens. Mr. Bolan stated that the applicant would have been given written notification not to use the pool or the devices until they have received a Certificate of Occupancy which is predicated on getting zoning approval. If someone drowns and you don't have a CO then you were not supposed to be in it. Mr. Giblin stated that it is not an inherently dangerous condition. A pool is not a dangerous thing to have provided that you have complied with all of the other things. Like a 4' fence. Mr. Giblin stated you could obligate the applicant to come to the board and tell them if they don't that the board may dismiss the application with prejudice which means they don't have the right to bring it back. It may get overturned by the court but it is only going to put them on notice to do something. They have an obligation once they file to present the board with sufficient evidence so the board could make a determination. If they do not come forward with the evidence the board has a right to deny them.

Mr. Lenihan stated that the Chinese Restaurant on Liberty Street has not made any landscaping changes. It was in the resolution. Mr. Bolan stated that Mr. Tessaro was out there but he would have him do another inspection and give him the status.

Chairman Olivelli called Mr. Job and with his review all he wanted was a lighting diagram a new survey and a property diagram.

Chairman Olivelli stated that he wishes everyone a Happy Holiday, a safe and healthy New Year.

Chairman Olivelli opened questions to the general public. No one approached. Closed to the public.

ADJOURNMENT: 8:30 pm.